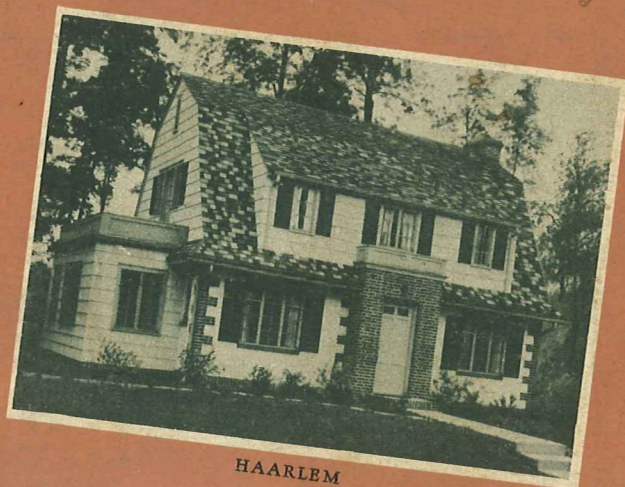
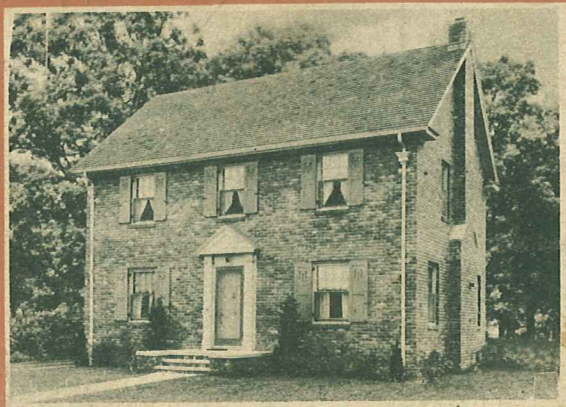


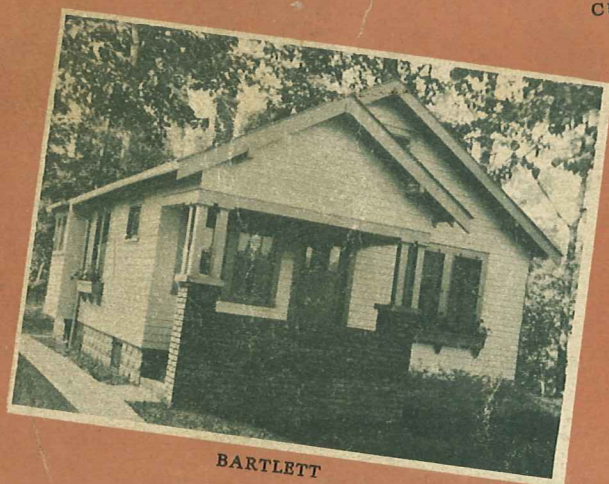
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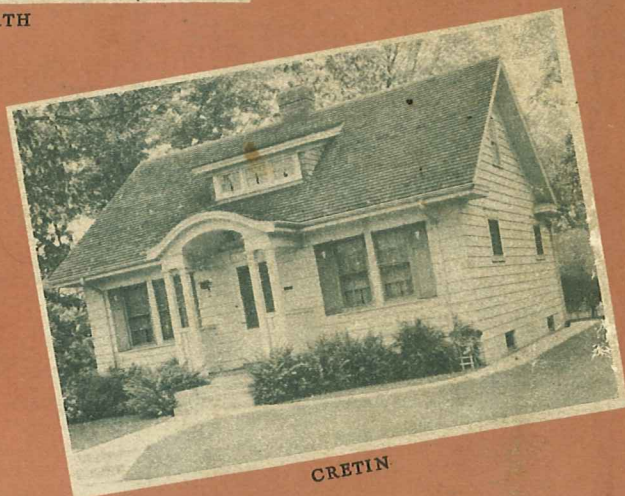
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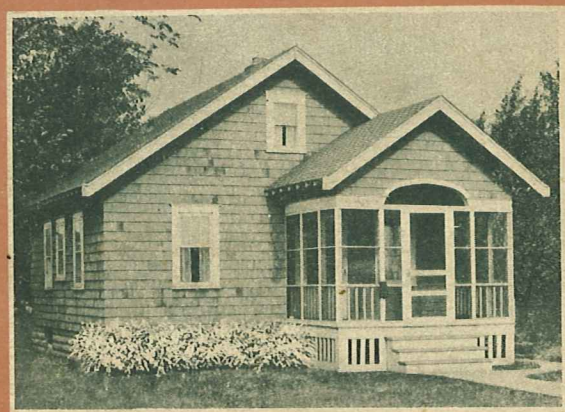
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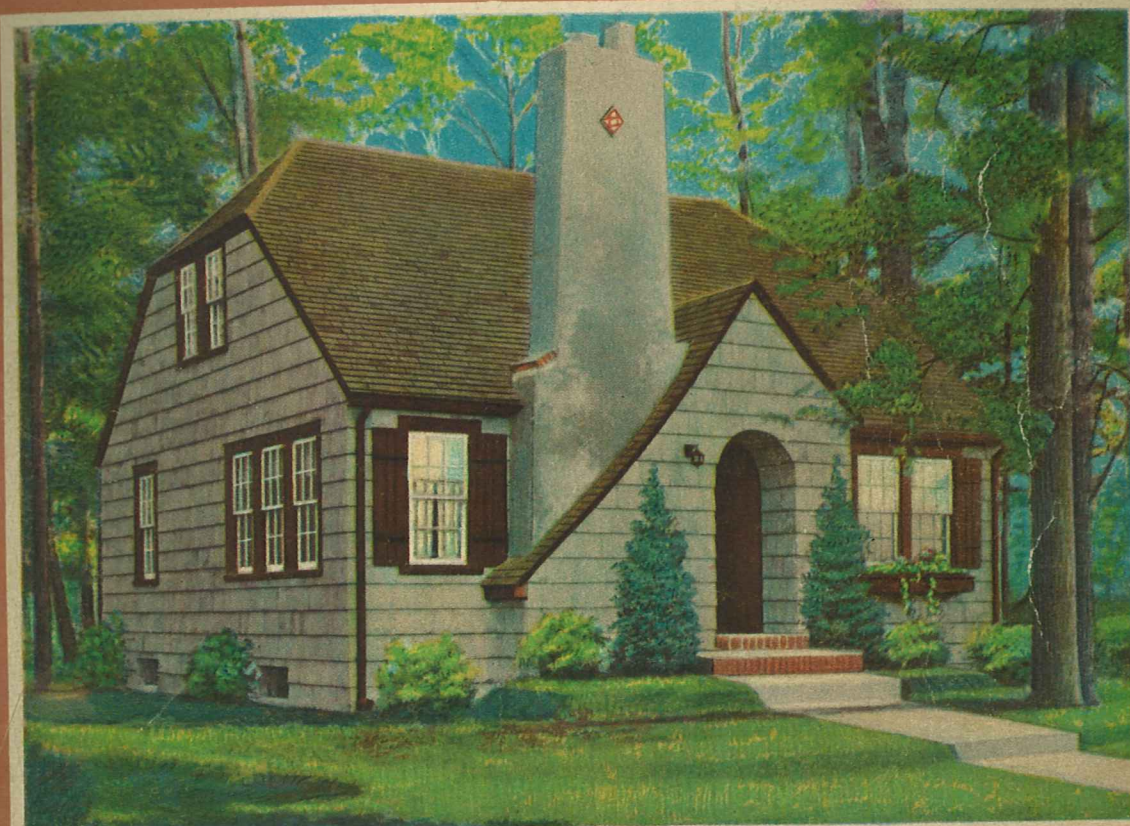
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LIVINGSTONE

THE BOOK OF 100 HOMES

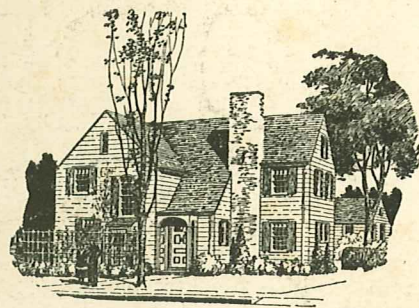
BOOK B



THE BEN AVON (see page 69)

Property of Springfield Lumber Co.
Office copy only

PRICE \$2.00



THE FIRST HOME *You Build*

THE surest way to get just the kind of a home you want is to build it yourself, or more properly, to have it built to order. Such a home need cost no more than an equally good home built for someone else.

IN all probability you have never built before, or at most you have built only once. Your building experience is limited. Ours, which has grown and developed through years of helping people to plan and build their homes, is at your service.

THIS plan book is the first part of that building service. The hun-

dred homes and plans herein will help you to decide on the style and the size of a house you will build. Pages three to ten will give you many practical suggestions as to the construction and the special features you will have in your home. Page 112 (opposite the back cover) will aid you in deciding how much you can pay for a home.

An Invitation

THIS book is only the beginning of our building service. After selecting the plan best suited to your lot and your ideas, come in and talk to us about it. If the plan needs reversing or if it needs a few minor alterations we can advise you about it. We can offer you still other plans in case you do not find herein exactly the house you want. We can estimate for you the cost of materials for the house of your choice, and give you many other valuable suggestions on the home building question. This consultation service is free and we cordially invite you to use it whenever you need it.

(Duplicate Blueprints on any design \$20.00
Triplicate Blueprints on any design 25.00)

THE BOOK OF 100 HOMES

WHICH CONTAINS
THE DESIGNS AND FLOOR PLANS
OF ONE HUNDRED HOMES



All Drawings by a Registered Architect

BUNGALOWS
COTTAGES
TWO STORY HOMES
AND DUPLEXES

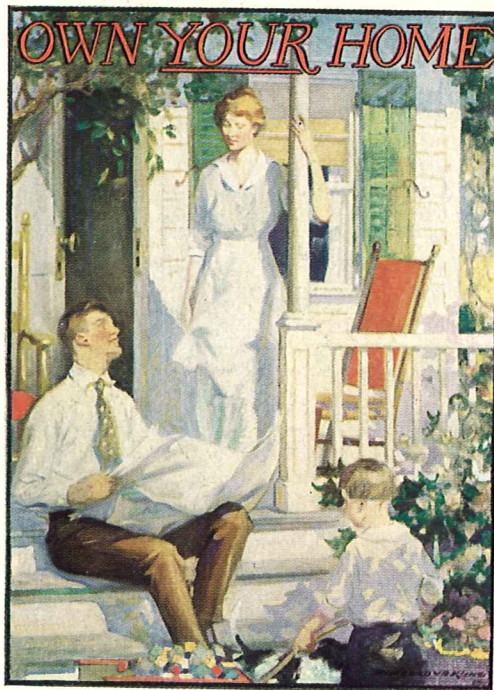


BUILDING SERVICE BUREAU
of BROWN-BLODGETT COMPANY

UNIVERSITY AND WHEELER AVENUES
ST. PAUL, MINN.



The Home You've Been Dreaming About



From a Painting by Hibberd V. B. Kline

DEEP within the heart of every normal man and woman is a burning desire to own a home; a place in which they can express themselves and live a sane, well-ordered life.

Haven't you thrilled at the idea of coming home to a place where you have complete control? Haven't you dreamed of sunlit and airy rooms, a cool and breezy porch, a kitchen that is a kitchen, a big open fireplace, and a garden and a work bench?

Don't you glimpse the future and see the children well and happy with their playmates and pets, growing up where associations and memories will be ever dear to them? Don't you see yourself a real force in the community, a property owner, someone who has his roots in the soil?

Who wants to live in a place where the landlord can boost the rent and tell you to pay it or get out? Who wants to be separated from his little old vine and fig tree when the landlord chooses to sell out?

What do you get out of being a tenant anyway? You can borrow money on a home, but whoever heard of a bank accepting rent receipts as collateral? And do you realize, Mr. Tenant, that your landlord at this moment is banking your hard-earned dollars which might have helped you toward a home?

You say talking about a home is easy—getting one is hard. Don't you believe it! Try it for yourself. You have some capital saved up, enough perhaps to buy a lot, or even more. With your heart set on building that home you will find it easy to trim expenses here and there to save much faster toward your goal.

You have started the ball rolling.

What Kind of a Home?

The next thing to consider is where will you build? What neighborhood? The kind of a lot you buy depends on the style of a house you will put there. Consider the size too. One house will fit nicely into a narrow lot while another needs a wider yard for a setting, and still another is most suitable for a corner lot.

Read the opposite page and consider well your favorite style of architecture. Then from among the hundred home designs in this book select a plan or two that best suits your family needs. Look over the special features in the next few pages to see which you will build into your home, the sun room, the fireplace, what kind of floors, and what conveniences and comforts you will add for easier housework, and what you can best do without for economy's sake.

Now you are ready to talk with our Building Service Man about materials, costs, and the working out of your plans.

How It Feels to Own a Home

You finally move into the new home you have built. Doesn't it give you a thrill to put your own key in the door, step in, look around and say "This home is mine?"

Isn't it a joy to survey the yard where you will plant shrubs here, an apple and a plum tree there, an elm over yonder, and a border of perennials to bloom year after year?

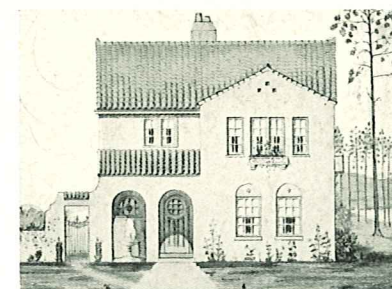
You recall when as a renter you asked the landlord for new wall paper, and how he used to say "it was good enough for the last tenant," or "I guess we will have to make it do." Now you pick out paper to suit your taste.

When you rented, the landlord couldn't always see the necessity of this repair or that improvement. He did things grudgingly "when he got around to it." He didn't have to live in the place and you were just *staying there*.

Now how gloriously different!

Home ownership means even more than that. It means protection for the family. If anything happens to the bread winner the home will hold the family together. It means lifelong protection for mother and father. After ten or fifteen years of regular saving to pay for the home, the saving habit is firmly fixed; they go right on saving and building up their own private fortune.

How to get all the home you can afford, and yet not be burdened with discouraging debt, is discussed fully on page 112.

THE WASHINGTON
English ColonialTHE AMSTERDAM
Dutch ColonialTHE WOODSIDE
English CottageTHE BIRKENHEAD
English Half TimberedTHE MURILLO
SpanishTHE BARRISTER
AmericanTHE GLENCOE
Semi-BungalowTHE WINONA
Square Type

The STYLE that Pleases You

THE kind of a home you want, the style you like best,—that should be your first consideration. But on account of family needs, finances or the best available lot, a different style may prove more desirable. Let us consider the characteristics of several styles.

THE COLONIAL with its plain simple dignity and its homelike charms is a very economical home. Because of its compactness it can go on a fairly small lot. The expensive excavations and foundation are reduced to a minimum; the roof too, is simple in structure and inexpensive. Moreover the reduced radiating surface makes it easy and economical to heat.

SQUARE TYPE homes are also most economical and practical, they cost less to build, and are especially adaptable for large families or for Duplex division. Treatment may be Spanish, Colonial or typically American.

AMERICAN HOMES are of various pleasing designs with characteristics of French, Mission, English Colonial or any other distinct architectural type.

ENGLISH TYPES, with their steep gables and their freer and more graceful lines lend themselves to a wide variety of designs. In most sections of the country this is the

most popular type today. These types are more adaptable to various interior arrangements as they need not conform so closely to the rectangular floor plan. They cost somewhat more per square foot of room area.

SPANISH AND ITALIAN HOMES are of stucco or solid masonry with tile roof. The courtyard, arched doors and windows, and columns are typically Spanish. Low pitched roofs and horizontal rhythm of design characterize Italian Homes.

THE BUNGALOW. Those who have lived both in the two-story homes and in apartments will appreciate the convenience of living on one floor. The bungalow, or semi-bungalow with a room or two on second floor, however, lends itself to picturesqueness in any style of treatment, Italian Villa, Spanish Mission, Colonial, English Cottage, and various American styles.

Room for room the bungalow is an expensive house to build because of its large excavations and roof area. However, home is the place where we spend our money, and we should build the best house we can afford. To reduce the first cost, some non-essentials can be omitted to be added later. A practical way to determine how much you can pay for a home is presented on page 112.



Courtesy: Armstrong Cork Company, Linoleum Division

Shall We Have a Sun Room?

BEFORE determining upon the plan of your house it is well to consider the advantages of sun room and sleeping porch.

The sun room, usually with windows on three sides is, of course, the brightest and cheeriest room in the house. This room seems to bring some of the open out-of-doors into the house all year round, for growing plants thrive in the sunshine.

Here is a place for mother to entertain friends or to do her sewing, in the afternoon. A room where the children can play and bask in the healthful sunshine. It adds size to the living room when entertaining is to be done in the evening,—a larger place to dance, or room for more card tables.

When dad wants to smoke his pipe and read his paper in peace, or study his business problems, shut off by French doors from the disturbing radio or the racket of children's games, here is his refuge.

If a sleeping porch is built upstairs above the sun porch, what better ventilated or more wholesome place for sleeping can be found? In the morning it can serve as a delightful sewing and work room for mother, with plenty of light even on the darkest days, and with room for sewing machine, sewing table and all other necessary equipment.

Here in the afternoon children can have more freedom to play than in a sunroom down stairs. Here Doctor Sun can give them daily health treatments. And looking toward the future when ultra violet glass will surely be

perfected and the cost reduced to within reach of the average man, it can be used to glaze the sleeping porch upstairs. Then much more of those vitalizing skin-tanning sun rays will come through the glass on every sunny day.

A number of the plans in this book have sun rooms incorporated into them. Others have open type porches that could be built as sun porches. Any of the houses in the book can be reversed, if desirable to get the sun room in the right position for your lot.

Stucco, Wood or Brick

How will you have the exterior of your house finished? Brick will cost you more than any other material, but it is fireproof, and the insurance rates are lower. It never needs paint, depreciation is less, and the final cost after one generation is less. Wide wooden siding is more beautiful, but it costs more than narrow siding. The effect of wide siding can often be secured with wooden shingles, at a considerable saving. Painted white on a Colonial home they look almost exactly like the familiar wide siding.

Stained shingles offer a wide choice of colors and combinations.

Stucco usually costs somewhat more than wood finish but is especially suited to some types of houses, the Spanish, Italian and half timbered English.

Do you know how much you can comfortably pay for a home? This subject is discussed on page 112.

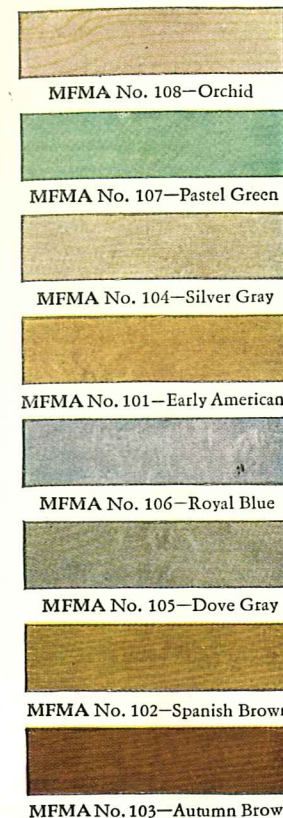


Illustration used through the courtesy of Maple Flooring Manufacturers Assn.

The Flooring in Your Home

Shall it be Oak, Birch or Maple and of What Grade

FOR comfort and lasting utility, of course, every housekeeper wants hardwood floors. They cost more, but if economy in building must be the rule, it is better to sacrifice somewhere else. Good medium grades of oak flooring, maple or birch are reasonable in cost and economical to use. Yet for those who can afford more, the finer grades are well worth the money; they afford pride and pleasure when it comes to entertaining friends, or when rolling back the rugs for dancing.

If you build a Colonial house, the oak plank floor of random widths will help to carry out the early Colonial atmosphere. The deep rich brown of oaken floors add a homelike charm to any type of house. Oak floors will last as long as any house and those who prefer oak should by all means have it.

Others are better pleased with maple. Its everlasting smoothness makes it the ideal floor for ballrooms. Maple will outwear stone. Light in color it can now be stained in almost every color imaginable—a rich warm autumn brown for the living room, a lighter shade to brighten up a dark hallway, a gay blue to harmonize with the children's room furnishings, a quiet green for a bed room, or an ebony black to tone down the brightness of the sun room, and to form strong contrast with the reds of the Navajo rugs laid there. In this day of free use of color everywhere the popularity of stained maple grows rapidly. Birch and beech also make excellent flooring.

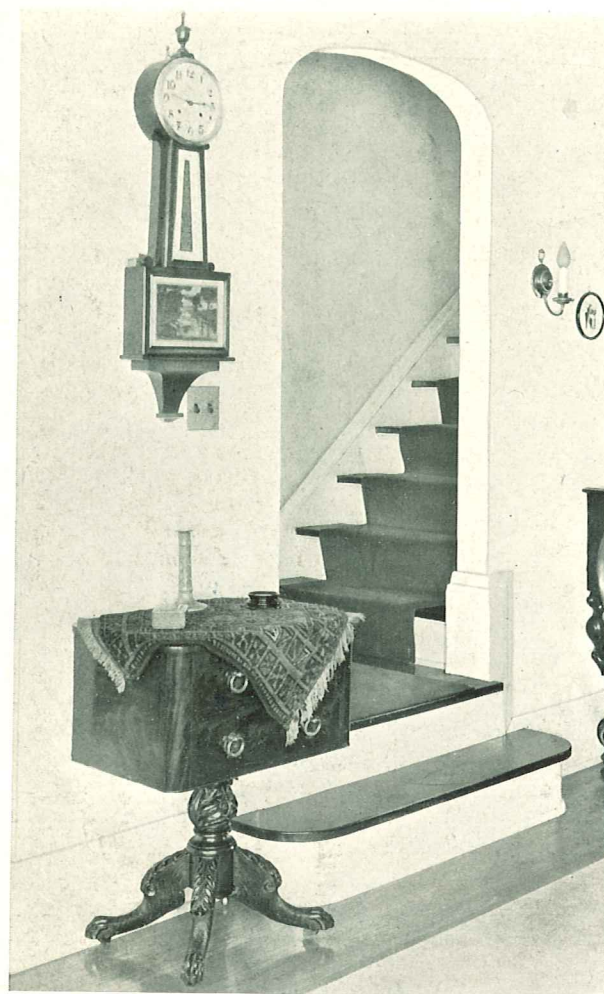
A cheaper grade of durable, resilient hardwood will do nicely for any floor to be permanently covered with linoleum.

A Cozy Chimney Corner

JOHAN RUSKIN said that we can live without pictures, but not as well. So with a cozy fireplace, we can live without it, but if we can afford one, let's have it.

It is the center of the children's Christmas, home's cheeriest corner. Its warmth is especially welcome in cool evenings of spring, fall and even summer.





Many artistic effects may be had by running the stairway between walls. In the plan of the Amsterdam this is the way it works out.

MILLWORK for Beauty, Comfort and Convenience

THE STAIRWAY is the largest and most prominent piece of built-in furniture in the house. Usually placed near the doorway, it should be beautiful in design to carry out the idea of good first impressions. It should harmonize with the architectural design of the house.

Of course, the open stairway with its rail and balustrade is generally the more attractive, but it costs more. Who doesn't admire the white Colonial stairway with rail and treads finished in dark mahogany; or handsome oak balusters, round or square in an English house, or the more delicate rail supported on slim metal balusters that might go with an Italian design? Or any other open stairway that might fit into American architecture?

But still, many artistic effects can be had by running the stairway between walls; and instead of a balustrade at the open top, a solid plastered substitute will save some money.

Arches between rooms offer interesting possibilities. Here, again plaster costs a little less than millwork, but the choice will be determined more by appropriateness than by price. With a graceful wooden arch, however, a bookcase, on either side can be nicely incorporated into the design, or perhaps a writing desk on one side.

Built-in Bookcases are usually very satisfactory, for they are part of the interior design. Bookcases that go particularly well in one house may neither fit nor harmonize in another. The tasteful choice of a mantelpiece can add much to the living room and sometimes an especially homelike effect can be obtained by having bookcases fill out the space on either side of the brickwork. Or perhaps a cozy nook seat at one side and a book case at the other.

In the dining room a china cabinet built across the corner or a recessed buffet are real time saving conveniences appreciated by the busy housewife. Corner cabinets take up less space, if the dining room is not large. They should be more than conveniences, however. With designs chosen to harmonize with the room itself, they will add as much to appearance as any other furniture or decoration.

The breakfast nook has become very popular in recent years. In some bungalows there is hardly room for it. The nook simplifies the work of getting breakfast. It is a light and cheery place to start the day, and often a cozy little corner to welcome a good friend in the afternoon with a pot of tea on the stove.

Other Millwork Features

The recessed telephone nook with pocket for telephone book and a convenient pad and pencil is appreciated by those who like privacy in telephoning. Upstairs there is the built in linen closet with drawers and trays below and shelves above; also wardrobe cabinets built in with tastefully attractive doors save space and beautify the rooms. The lady of the house may appreciate a built-in dressing table with adjustable side mirrors and drawers, or a wardrobe cabinet on either side.

Red cedar-lined closets proof against moths will save their cost in undamaged clothing in a few years.

Built-in furniture makes a house more attractive and easier to rent or sell when vacant.



This towel cabinet is a great convenience in the bathroom when there is sufficient space available.



Illustration used through the courtesy of the Domestic Science Division of the McDougall Company, Frankfort, Ind.

For Easier Housework

MOST men, appreciating the shorter working day of modern times, want to give their wives shorter hours, too. They note the great multitude of time and work saving conveniences that have been introduced into business and industry. In point of dollars and cents home making may not be the largest business on earth, or the greatest industry, but to home-loving men it is the most important.

The kitchen is perhaps the busiest department of the home, and the kitchen cabinet the greatest time saver. With the sink at the right height and large enough, with a window over it if possible, an electric light above, and a comfortable stool to sit on, any woman can accomplish much with little effort.

The old fashioned way of keeping the ironing board behind the door where it often falls over is fast passing out. The wall cabinet with an ironing board hinged into it is the modern way. And there is wall room for a convenient broom closet. Some like to have one upstairs, too.

A package receiver, built near the back door keeps muddy feet out of the kitchen; it keeps out those who

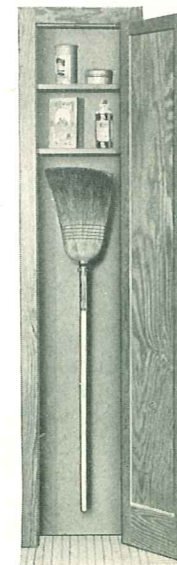
might be light fingered; it keeps the mornings milk from freezing in cold weather, and at all times safe from a clever dog or cat. It is well worth considering.

For Bathroom, Too

In the bathroom, beside the handsome mirror-doored medicine closet, a towel cabinet enameled to match the rest of the bathroom might be built into an otherwise unused corner. This would be a chest of drawers to hold clean towels, wash cloths, toilet paper, a shoe shining kit and anything else that is used nowhere else but in the bathroom.

Modern millwork and electrical appliances have taken most of the drudgery out of home making.

Whatever type of home you build, you can select all the appropriate millwork from our full line.

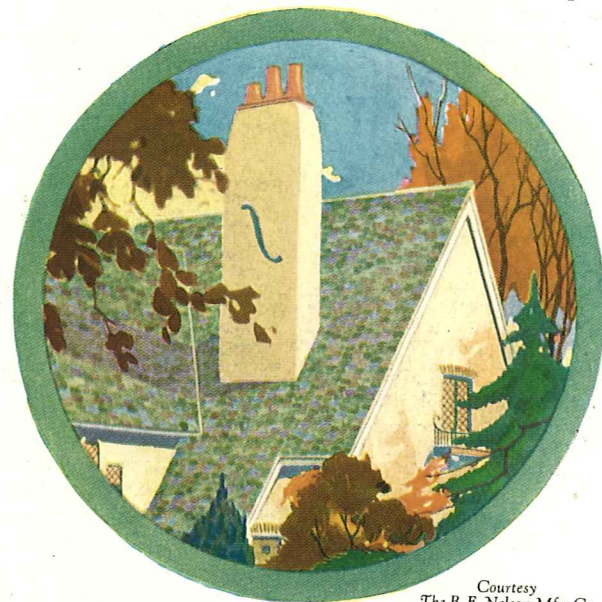


The Roof that Covers You

WITH the wide choice of materials we carry, you can select the kind of a roof that suits both your taste and your purse. Whether you want a roof of one solid color or in variegated colors, you can have it in wooden cedar shingles, composition, slate or asbestos according to what you can afford.

The composition shingles cost the least, and their great popularity proves them very satisfactory. They are called *firesafe* because sparks from the chimney cannot ignite them. Fire insurance rates on composition shingled homes are generally lower than for wood shingled homes.

Cedar shingles cost more but generally last much longer than composition. They give a triple covering of shingle everywhere on the roof, which means additional protection and better insulation. Some builders are partial to the thatched effect to be had with wooden shingles. If you and your next-door neighbors use oil heaters there is practically no danger from chimney sparks. Wooden shingles will continue to be a favorite



Courtesy
The B. F. Nelson Mfg. Co.

among home owners. They should last thirty years or more and the next generation can choose its own shingles.

A tile roof goes especially well with most Spanish or Italian homes and is suitable as well for some English types and California Mission bungalows. Slate and asbestos shingles now come in almost any desired colors.

Many home builders, descended from European or Colonial stock, follow the example of their ancestors and build for permanence. They choose roofings that are both permanent and fire-proof,—slate, tile, or asbestos.

Roof Lines

Sometimes it seems desirable to alter the design of a house already planned, to build it wider for a larger living room, or to build the walls higher for the sake of larger rooms upstairs. To

change the proportions or the roof lines even in a slight degree may spoil the whole design. If something must be done, let an architect revise the plan.

Pleasing First Impressions

WHEN friends come to call on you their first impression is of the delightful new house you have built. But as they come up your walk, the entrance takes up most of their view. Is it just an ordinary entryway? Or does it have an inviting charm about it that seems to bid them welcome?



Does it harmonize with the architectural design of the house itself? An English or an Italian door might have an arched top, a small cross barred window, and long hinges and other wrought iron fittings.

The Spanish door might be set in a deep arched recess with a wrought iron lantern

outside to relieve the monotony of solid masonry. The Colonial home would have a rectangular door with its old fashioned knocker and a bench on either side. Another might have a slender pillared portico, or a wide low gable over the entrance, while a home of gabled English design might have a steep gabled entrance. Whether one has been away from home for a day's work or a month's vacation the inviting entryway adds just that much more pleasure to returning home again.

Both Summer and Winter

The color of your house should harmonize with its surroundings at all seasons of the year. Some white Colonial or stucco homes look almost blank in winter time. Evergreens around the entrance and placed elsewhere in the yard will sometimes add the needed touch. Brick trim around doorway and windows relieves the blankness in stucco homes. A strong color in the roof may solve the problem, however heavy green on a bungalow roof may be too close to the ground for a good effect.

Easy on the Coal Pile

AN airplane ride over the city after a light snow reveals an interesting condition. Most of the roofs are bare except for a white trimming of snow on the eaves. Heat has escaped through the roofs to melt the snow, except over the unheated eaves. Those houses are wasting heat through walls as well as roof. Here and there you will see houses completely snow covered, some of which may be vacant and unheated but more of which, especially in the newer districts are probably insulated.

The two homes shown here were built on exactly the same plan, and by the same contractor. The house at the left is insulated with one of the good brands of insulating material while the other is uninsulated. The owners compared fuel bills at the end of the first year. The insulated house not only cost \$30 less to heat, but because of the insulation \$29 was saved by installing a smaller heating plant.

The \$30 annual fuel savings will pay the cost of the insulation in a very few years and then make mortgage payments just that much easier to meet.

Moreover, the insulated home will always be less drafty and more comfortable, easier to heat, and with appreciably less ashes to carry out. It will be a more wholesome place for children who frequently play on the floors, and there may be a considerable saving in doctor bills because of insulation. In summer the house will be cooler throughout; on the hottest nights the bedrooms will be cooler and more conducive to restful sleep. The attic, under the insulated room will not become like a bake oven as so many attics do.

In figuring on a smaller heating plant because of insulation, it is well to consider whether you may later add a heated sun porch, or a sleeping porch too, or perhaps fit up an extra room or two on the top floor, each needing a radiator. As children grow older they need more room to play, or dad and his friends may want a recreation room in attic or basement for cards or perhaps a pool table. Mother may want a private retreat high up to catch any breeze that blows.

There are many good makes of heating plants and some are so designed that they can be enlarged when new rooms are added and radiators needed.

For Quieter Homes

Insulation serves still another purpose. There has been a tremendous increase in automobile traffic since the war, and other noisy advances in this machine age.

Wall insulation keeps most of this roar from entering the house.

Insulation can be used also to deaden sounds inside the house.

Used in interior walls, ceilings and floors it will silence many noises,—the shaking of the furnace or the roar of the oil heater, the sounds from the bathroom, the racket from the children's play room, or even music at times when others want quiet.



Desirable as it is, interior insulation is not absolutely essential. If you are studying ways to economize and bring down the cost of your new house, you can save a little here, perhaps insulating only the bath-

room. Another saving can be made by having the insulation laid under the attic floor instead of in the roof where it will take much less material and work of installation. Then if a children's play room is to be fitted up later in the attic, the roof can be insulated and the floor will be all ready to silence their noisy romping.

But for the sake of economy the house should be insulated when it is built, as walls cannot be readily insulated afterward.

The insulated house is more comfortable and easier to pay for. Our Building Service man can tell you about the individual merits of the best kinds of insulation.

Weather Stripping Too

If you smoke, you can easily make an interesting test. On a windy day light up and go to the windward side of the house where you now live. Blow smoke slowly around the windows. If they are not weather stripped you will see the smoke blow sharply inward as soon as it comes to the edges. Test the sill, and the crack between upper and lower sash.

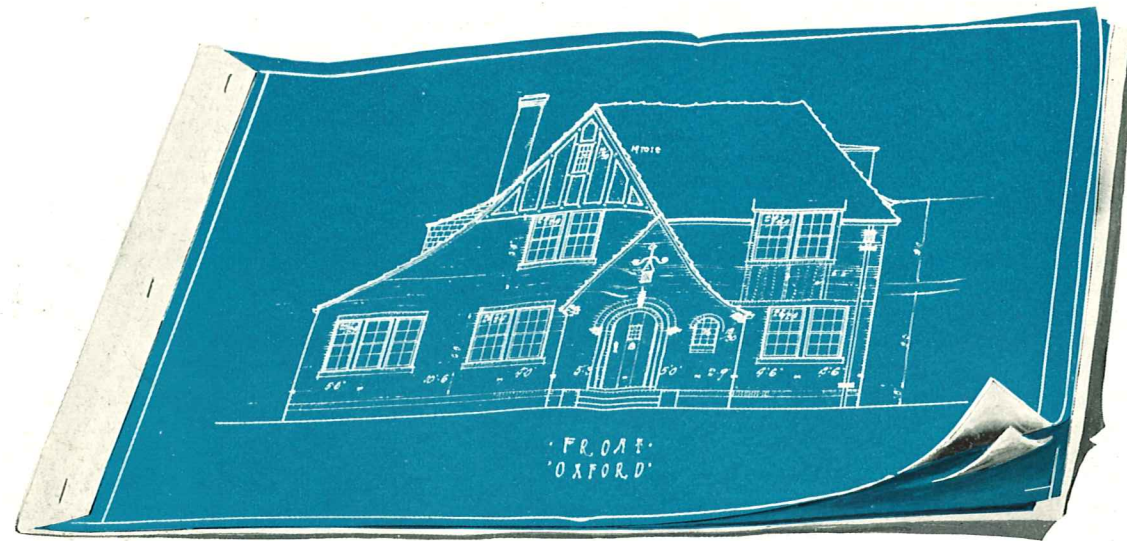
In the same manner test out the doors. If they happen to be on the leeward side and not weather stripped, the smoke will be sucked out. The greatest leakages are often found at top or bottom.

Even in winter when storm sash and doors are on, this form of heat leakage goes on just the same.

Weather strips on all doors and windows will also save more than their cost in fuel before the house is all paid for, and thus make the mortgage burden a little easier to lift.

Weather stripping has still another advantage. It costs money to have window curtains laundered, and weather strips keep dust from sifting in around the windows and soiling them. Besides, with less washing, the life of the curtains is lengthened,—a still further saving of money.

Both insulation and weather strips are easy on the coal pile. They will save their cost in a very few years and pay dividends forever after. They should be built into every new home.



Good Plans Will Save You Money

In the Building Operations

A MAN once tried to save a half-dollar by not buying a road map for a long automobile trip. The time he lost, the extra gasoline he burned, and the price of night's lodging and meals in a small town cost him many times the price of the map.

To build a house without a complete set of working plans is the same kind of false economy. A complete set of architect's blueprints in duplicate for any house in this book costs only \$20.00, and in triplicate only \$25.00. If plans are not complete to start with, extras and changes become necessary. Lumber, plumbing and other materials may be wasted, to say nothing of many hours of workmen's time. But that is not all. Without definite plans and specifications at the outset, there is too much chance for faulty construction, also a chance for serious misunderstanding between the builder of the home and his contractor.

In the Finished House

The finished house should combine many important elements: beauty of design, an attractive interior, economy of space, low cost of upkeep, and all possible convenience and living comfort.

Often, of course, one element must sacrifice something to another, but an architect has had many years of study and training in the art of combining all these features to get the best results.

If the house is not right when finished, it isn't as desirable to live in, and the owner will tire of its general appearance when the newness wears off. It may not be comfortable, or its poor arrangement may make house-keeping unduly hard. A business opportunity may call the owner to another city. Ill health in the family may call for a different climate. Some other unforeseen emergency may cause the family to move out. If the house is

not planned right, it may be extremely hard to rent or sell, and it will probably bring several hundred dollars less than it should, all for the lack of a set of architect's blueprints.

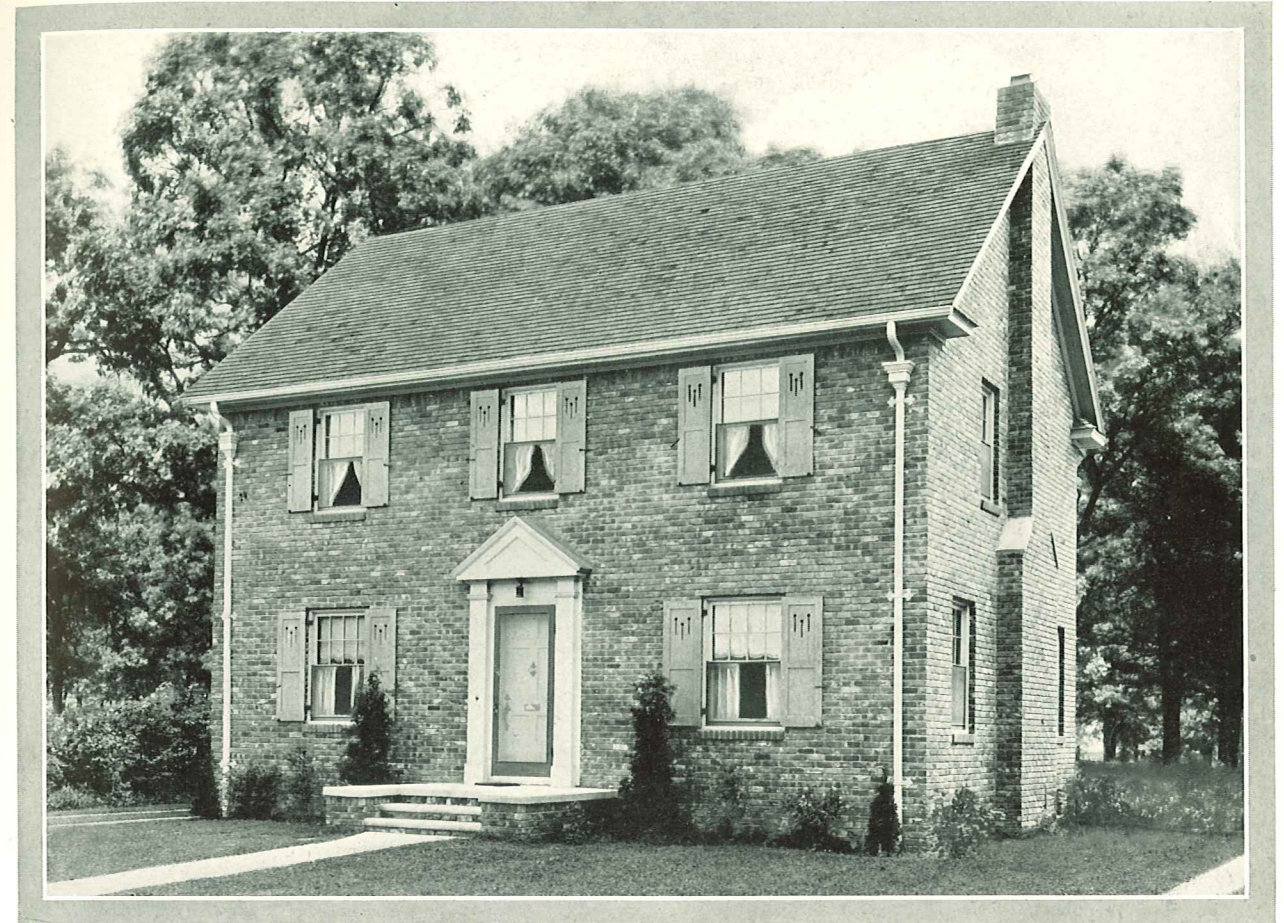
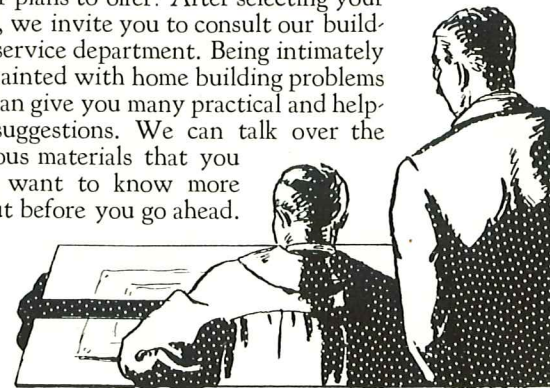
Changes Can Be Made

You may not find just the right house for your lot in this book. If the sunroom would be on the north side, or some other feature misplaced, the plans can be reversed. If the house of your favorite design is finished in stucco and you prefer wood siding or brick veneer, that can easily be changed.

A change in the shape of the house such as making it narrower to fit the lot or changing the pitch of the roof might spoil the whole design; it should not be attempted. A different plan should be selected.

Some minor alterations can be made by the contractor, such as changing a non bearing partition or the position of a door, but these should be made on the blueprint before building operations begin.

Beside the hundred plans in this book we have still other plans to offer. After selecting your plan, we invite you to consult our building service department. Being intimately acquainted with home building problems we can give you many practical and helpful suggestions. We can talk over the various materials that you will want to know more about before you go ahead.



SIX ROOMS, 36 X 25 FT.

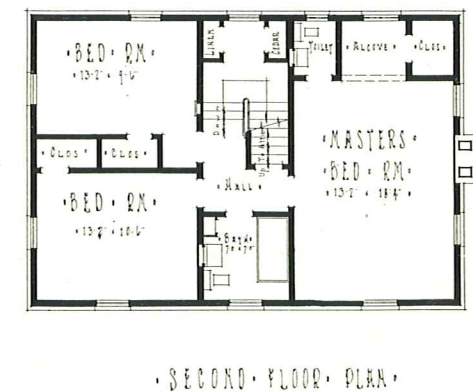
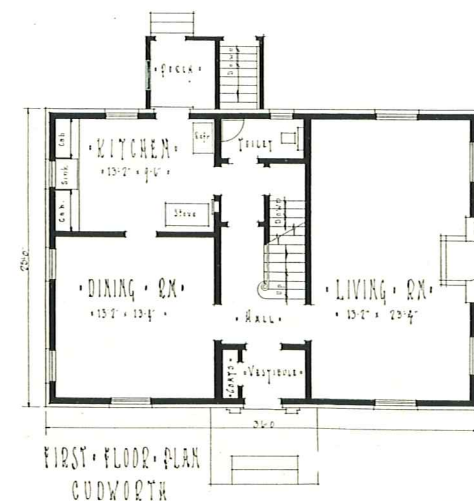
The CUDWORTH

A BRICK veneer English Colonial House with an excellent floor plan and no waste space. No frills or other expensive features, yet with every convenience imaginable and the exterior is one that will outlast many of the more "freakish" houses that are now being built everywhere; it is patterned after our early Colonial style and it is even now very popular indeed.

Be sure to finish the interior in the same treatment—Colonial. There is an opportunity—for the plans

call for a fireplace in keeping with the exterior, and a Colonial stairway in the center hall.

The outstanding features of the plan itself is the well lighted large living room, a convenient vestibule with closet, center hallway, lavatory on the first floor, an enclosed back porch heated if desired, outside entrance to basement, and an exceptionally large master's room with alcove and toilet. Note too the linen closet and cedar closet a few steps down on the landing between first and second floors.



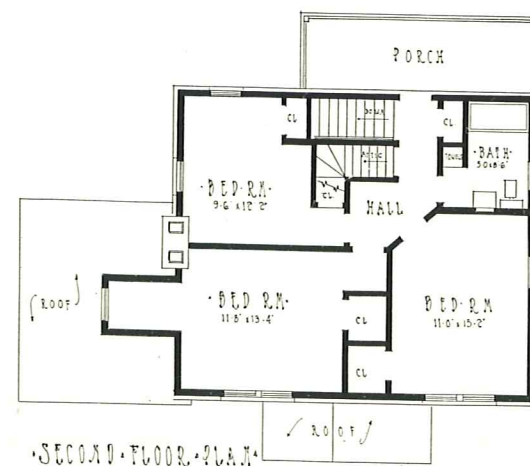
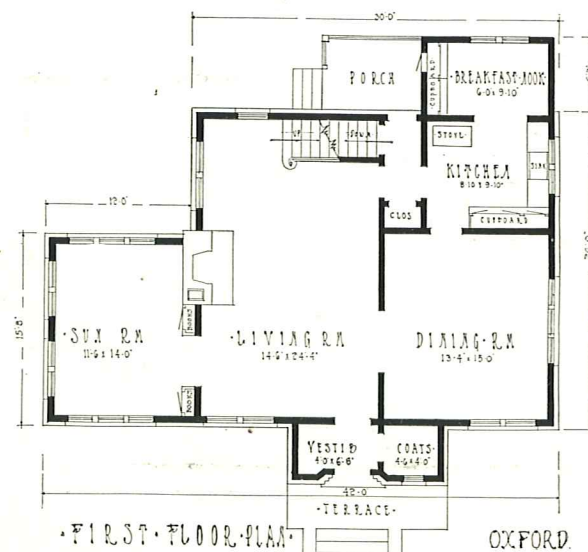


SIX ROOMS, SUN PARLOR AND BREAKFAST NOOK. 30 X 26 FT.

The OXFORD

THE exterior of this home, with its brick veneer finish and low sweeping gables, has an atmosphere of sturdiness that will wear well. Allowing for a side drive, the frontage should be sixty feet. With a rear entrance to garage, the house could be built on a fifty foot lot. The vestibule entrance has a generous coat closet. The living room, with double light exposure,

and a friendly fireplace, lends a homelike atmosphere. The sun room is always a place to enjoy a good book, music or radio. The kitchen has access from both living room and dining room. The dining nook, too, saves the housewife many steps. The kitchen is conveniently arranged, light and attractive. The three bedrooms have ample closet space and cross ventilation.



FIRST FLOOR PLAN

OXFORD



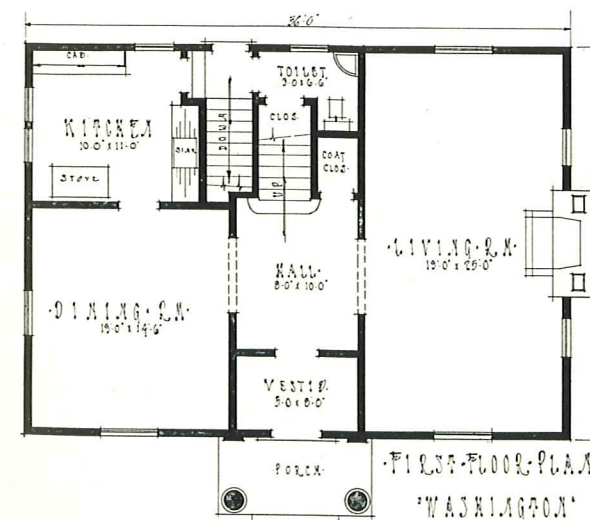
SEVEN ROOMS, 36 X 26 FT.

The WASHINGTON

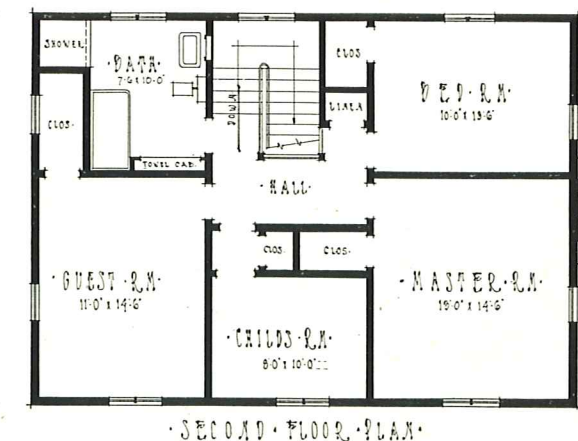
WE cannot visualize anything that could be added or deducted from the Washington to improve it; this Colonial design is perfect. The dignified entrance, large front door, wide windows with shutters, low roof lines, all combine to make a truly American Colonial picture. The lot should be 50 feet.

The first floor has the usual large center hall, with a wide stairway, a coat closet and arched

openings to rooms on either side. The toilet on first floor is an added convenience. The second floor has a large bath room with separate shower compartment. The bed rooms are large, with roomy closets and cross ventilation. The small center room at front is useful for many purposes. The house must be white; use a green shutter and dark green roof, plant blooming shrubbery and your picture is complete.



FIRST FLOOR PLAN
WASHINGTON



SECOND FLOOR PLAN



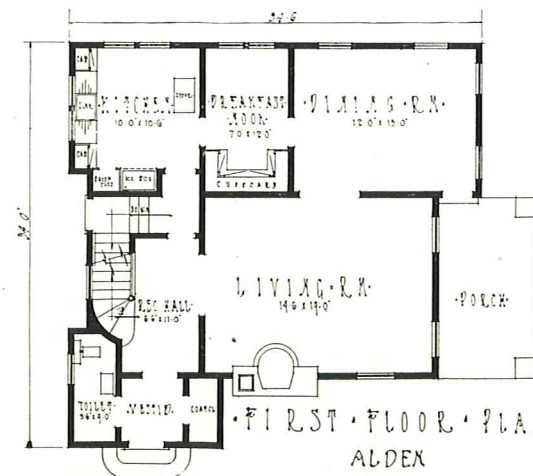
SEVEN ROOMS AND BREAKFAST NOOK, 34 FT. 6 IN. X 34 FT.

The ALDEN

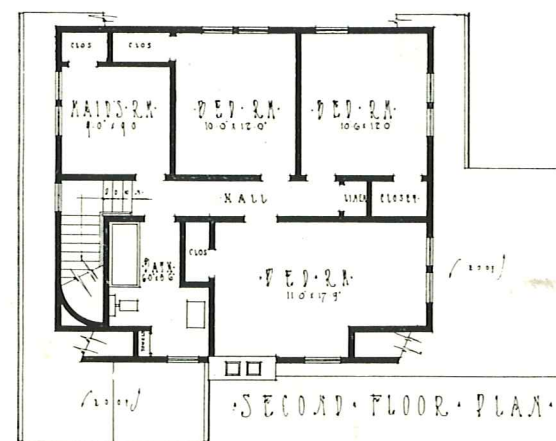
THERE is nothing in the design of a frame house that can be of better exterior proportions than those of this house. The tall massive chimney balanced by the gabled entrance and the open side porch give this house a charm that holds you day after day. Some homes look good on first appearance, but they do not wear. The Alden will be in good taste always.

The interior embodies many practical ideas, hence first there is a vestibule, coat closet and toilet on the first floor. An open stairway, easy access to the kitchen

from hall, and a conveniently located side entrance are other desirable features. Everyone likes the practicality of the nook for breakfast and luncheon. The second floor has three bed rooms with an extra room for the maid or for a sewing room. If an attic stairway is desired, we recommend that it take the place of the closet off the sewing room. The most appropriate color scheme is silver grey shingles and white trim. Keep your shingles a light straw color, rather than green, as there is too much roof exposed for this latter color.



ALDEN



SECOND FLOOR PLAN



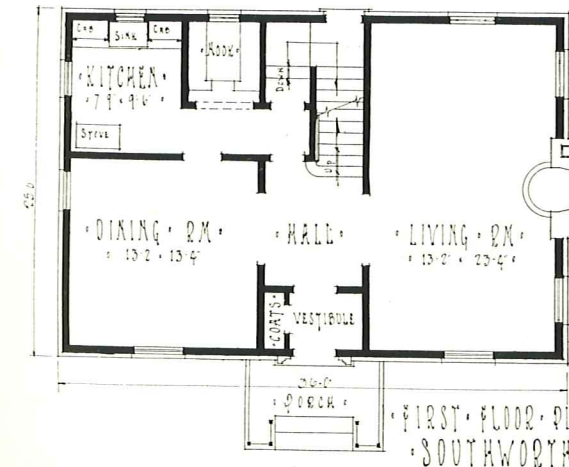
SEVEN ROOMS AND BREAKFAST NOOK, 36 X 25 FT.

The SOUTHWORTH

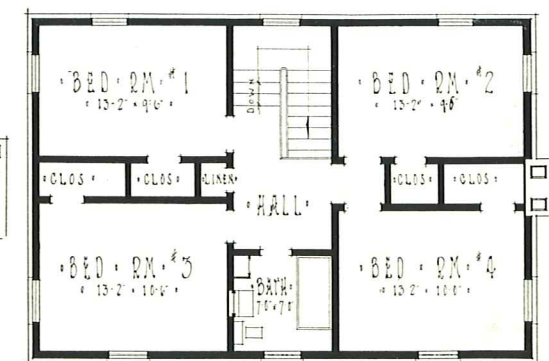
THIS square type brick veneer house is very attractive indeed. Consider the possible color scheme of a light terra cotta brick, brown shingles and blinds of apple green, colorful ironwork, and possibly white Bedford stone around the doorway and for window sills. Square unbroken walls make for economy in both labor and materials in building, consequently the builder gets more for his money. There will be plenty of room for the davenport, piano, radio, desk, tables

and comfortable overstuffed chairs and these without crowding.

Large kitchens aren't required nowadays when all articles are conveniently arranged in cabinets within easy reach, and there is ample cabinet space in this one—and a breakfast nook too. The interior is well planned, for there is no waste space anywhere. The house was planned for a family of large size for there are four bedrooms provided, each with cross ventilation.



FIRST FLOOR PLAN
SOUTHWORTH



SECOND FLOOR PLAN



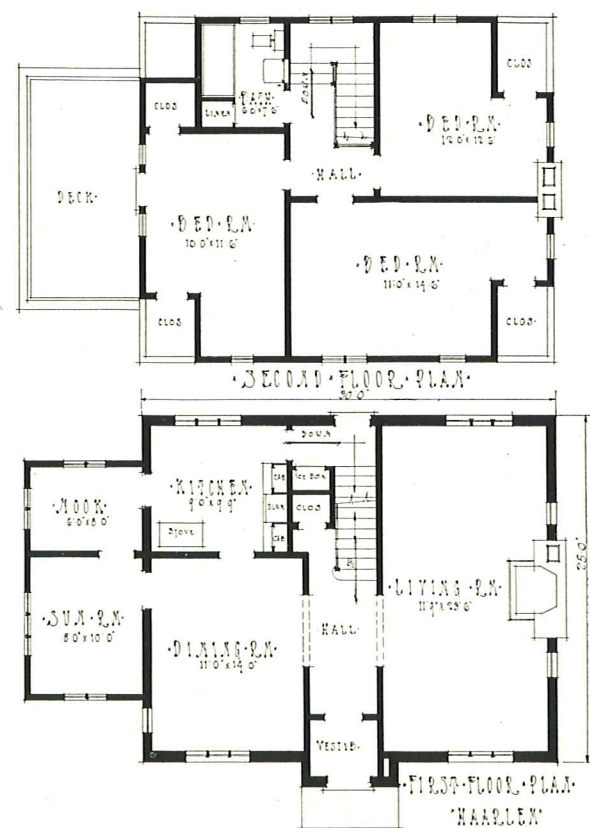
SIX ROOMS, SUN PARLOR AND NOOK, 30 X 25 FT.

The HAARLEM

THE house shown here has that happy look of perfection, both as to balance and details of construction, that is seldom carried out to better effect. The brick quoins at the corners, stucco walls, brick entrance, combine to make perfect harmony. The second floor, with its low dormer at the front, graceful steel sash, shuttered windows and white shingled exterior completes the picture.

Variegated colors on the shingles do not particularly add to the design,—these can just as well be in one tone.

The interior rooms have a pleasing arrangement. The sun room can be all in one, or divided as shown. The stairway, with windows at the landing make a pleasing effect in the hall. The second floor has three bed rooms, well lighted. The hall is small, but has doors to every room. With the proper setting and shrubbery planting such a house will be a lasting satisfaction to the owner.



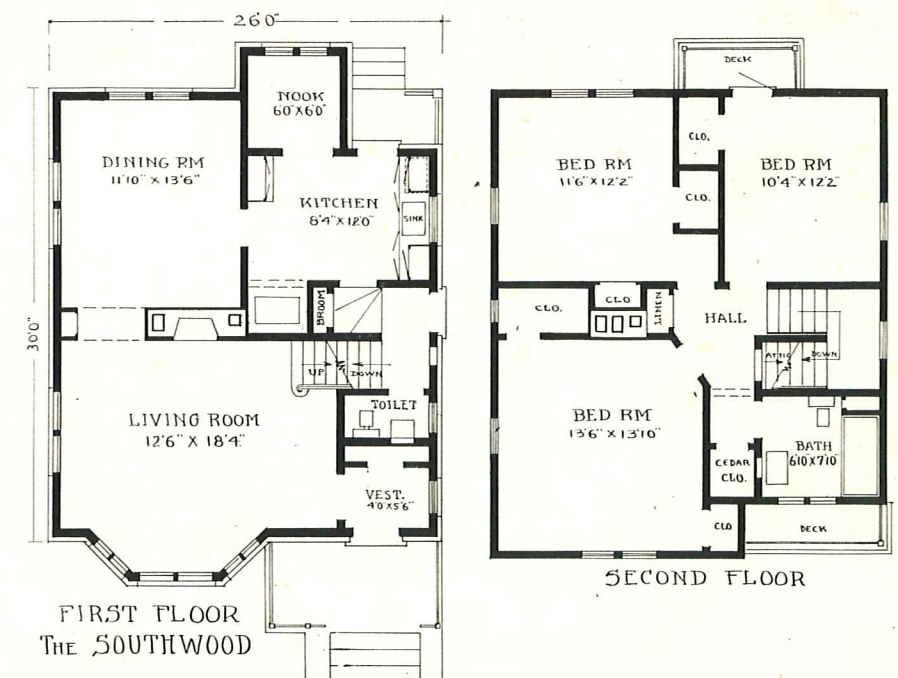
SIX ROOMS AND DINING NOOK, 26 X 30 FT.

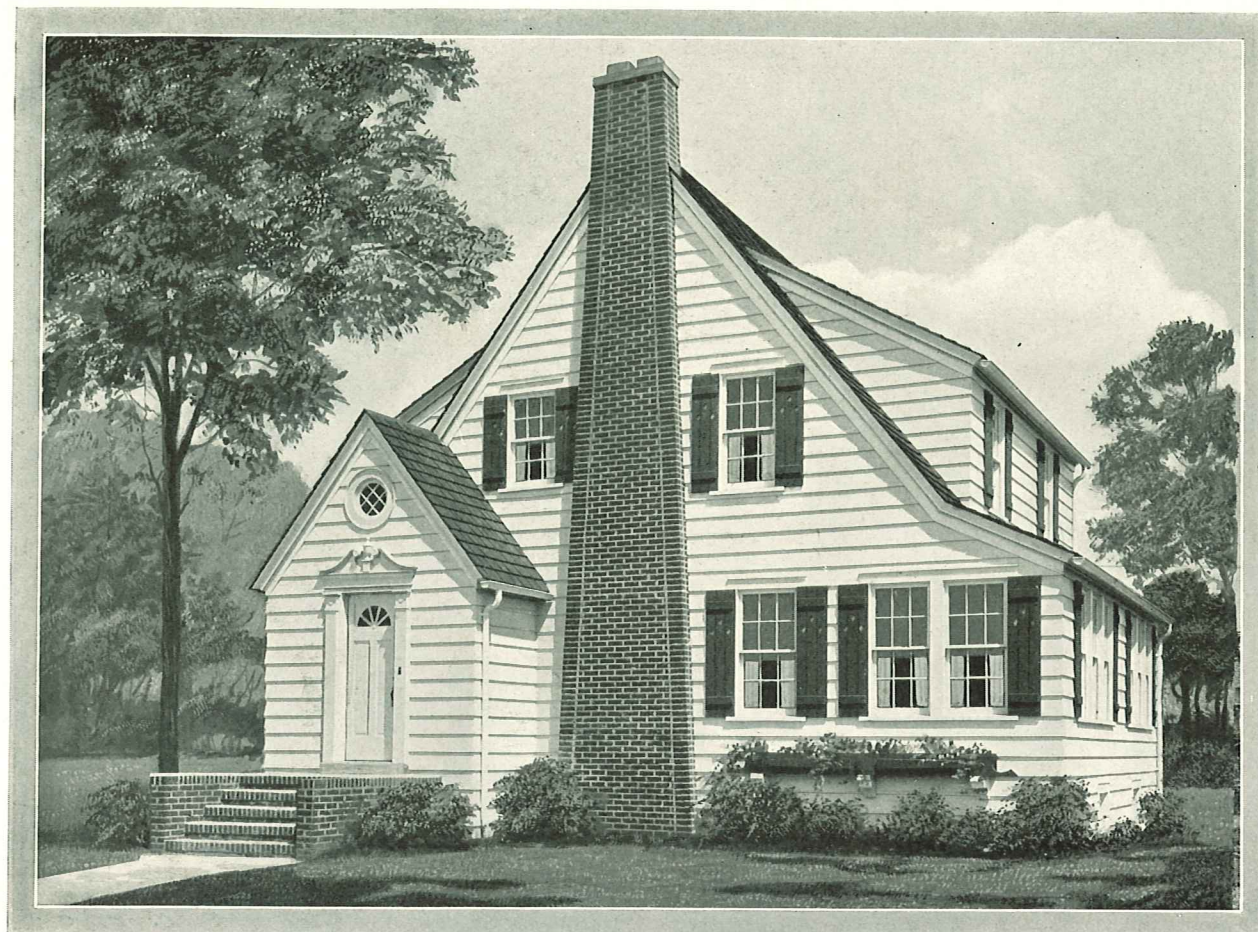
The SOUTHWOOD

IN England many of these half timbered homes have stood for centuries. They have a quiet peaceful air of permanency, combined with a warm homelike atmosphere that is always borne out by the big open fireplace in the living room. When the lower story is of brick or brick veneer the warmth and permanency are both accentuated. While a deep wide shady lot makes an ideal setting, the house is very well adapted to the narrower city lot.

The housewife will appreciate the downstairs toilet where a man can clean up after tinkering with his car without tracking into the kitchen or through the rest of the house. She will like the convenient breakfast nook with its outlook on the garden and be attracted by the entertainment possibilities of the ample dining room and bright and airy living room. The cedar closet on

the second floor and the third floor space where a maid's room might be finished are other desirable features.

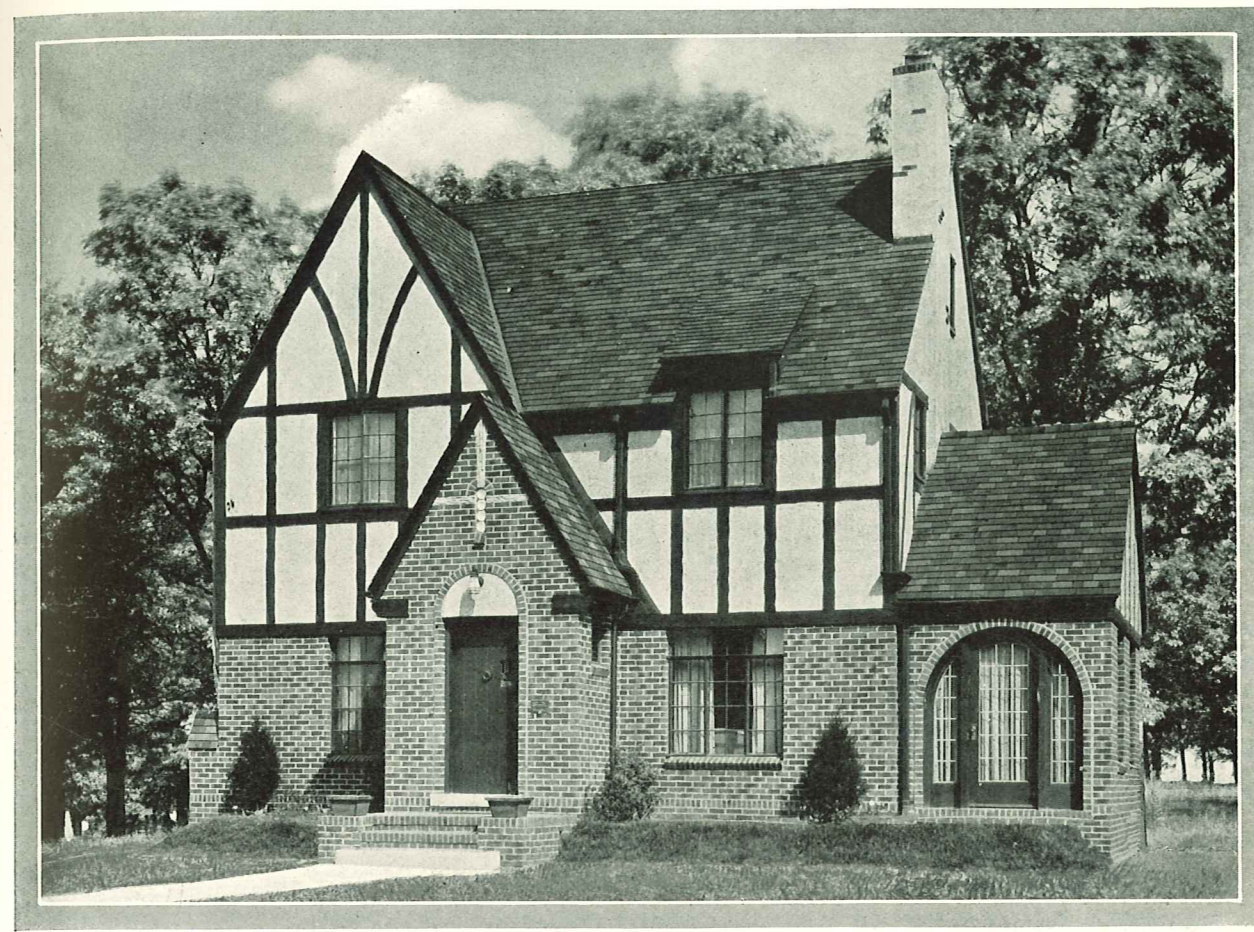
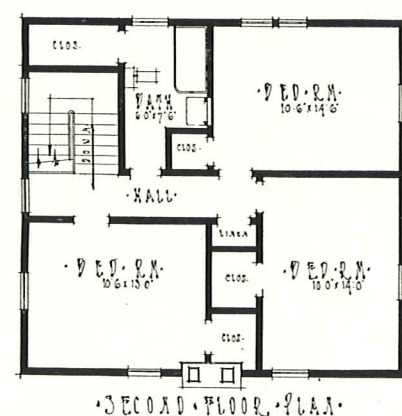
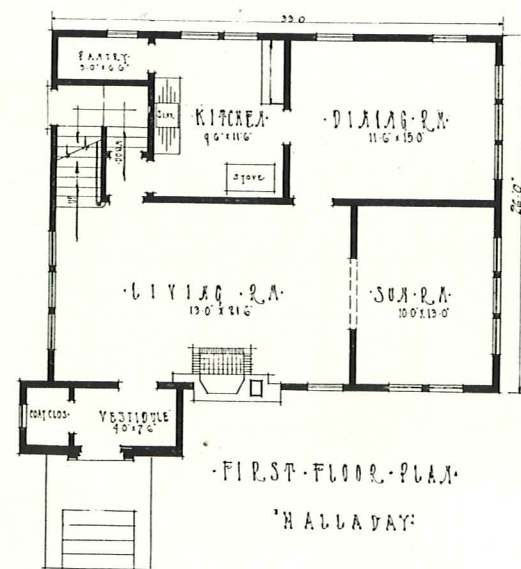




SIX ROOMS AND SUN PARLOR, 33 X 26 FT.

The HALLADAY

THIS house is well adapted to either a suburban landscape, or to a large city lot. The bold lines of the gabled roof, the chimney and the gabled entrance are very suitable. Wide siding gives the desired long horizontal lines. Shutters add dignity to the exterior. Designs of this type should be followed closely in construction as a change might be fatal. The first floor has four large and convenient rooms, one of them being an exceptionally well lighted sun parlor. The second floor has three bed rooms, well lighted, and each with a closet of good size. Note also the large closet off the bathroom, and one for linen off the hall.

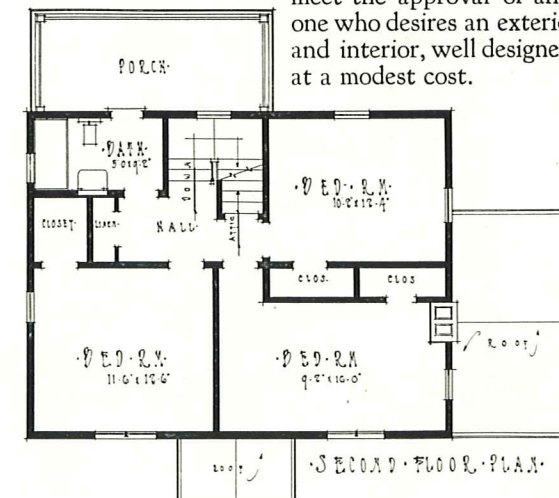
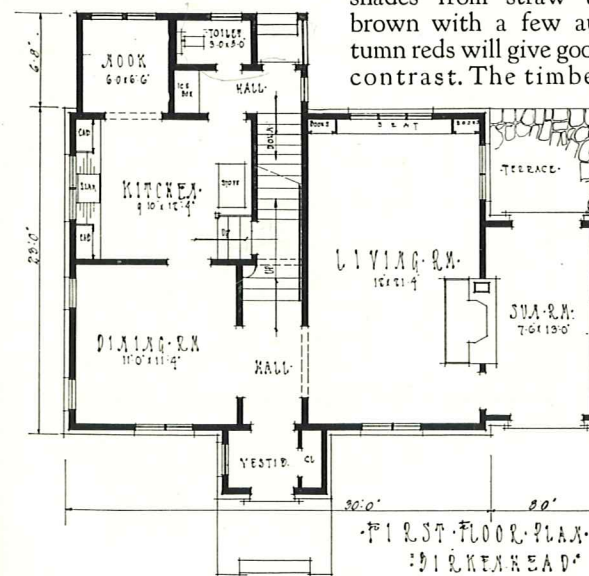


SIX ROOMS, SUN ROOM AND BREAKFAST NOOK, 30 X 23 FT.

The BIRKENHEAD

THE advantage of turning the wide side to the front is clearly shown here. The house is really not large, but with this front, it appears larger. The timbered second story, built out flush with the brick-work is very effective. The roof exposure is too prominent for treatment in solid green or red. Mixed shades from straw to brown with a few autumn reds will give good contrast. The timber work should be brown, the stucco cream and the brick-work brown.

The interior has some very desirable features,—a combination stairway and a first floor toilet. Each of the three bed rooms has cross ventilation. The hall has a stairway with access to the attic. The home should meet the approval of any one who desires an exterior and interior, well designed, at a modest cost.





SIX ROOMS AND DINING NOOK, 29 X 26 FT.

The NORTHWOOD

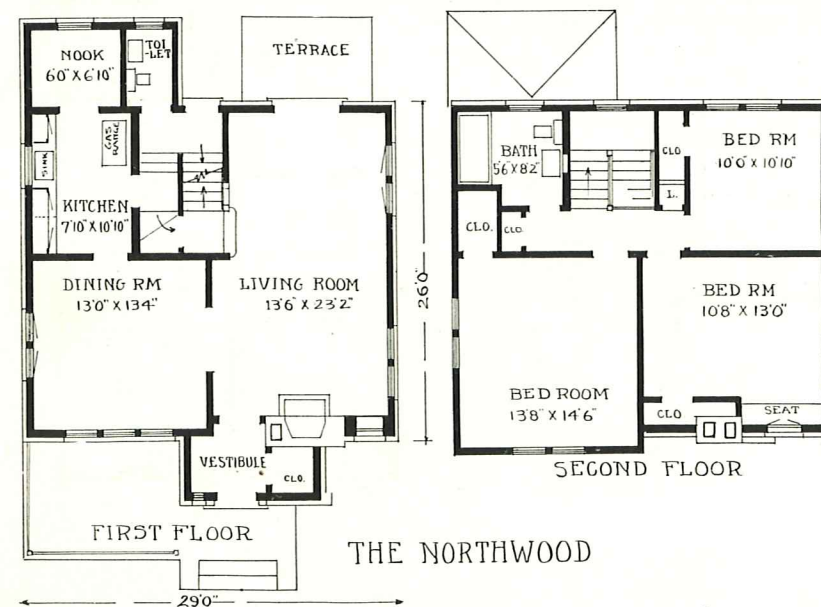
WHAT a truly homelike place this is in all its quiet dignity! How well proportioned and balanced! Through the reigns of the Tudor Kings of England and Queen Elizabeth this half timbered style of architecture was developed to perfection. In build-

ing your home on this plan, with enduring brick and strong sound timbers, you are building for future generations and still at moderate cost.

A beamed ceiling would be appropriate for the living room and the red brick fireplace will lend a cheery warmth to the room even when there is no fire.

Built in olden style this home has all the desired modern comforts and conveniences the housewife appreciates. She will like the unobtrusive stairway and the convenient arrangement upstairs where each bedroom has windows on two sides. The dining alcove will save her many steps. For the man who loves to tinker with his car or work in the garden the convenient rear lavatory will save tracking through the house.

The dining room and large living room afford plenty of space for entertaining guests.



THE NORTHWOOD



SEVEN ROOMS AND SUN PARLOR, 40 X 29 FT.

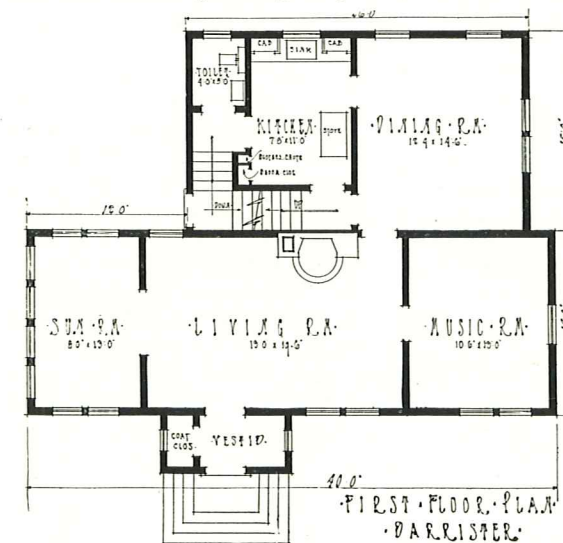
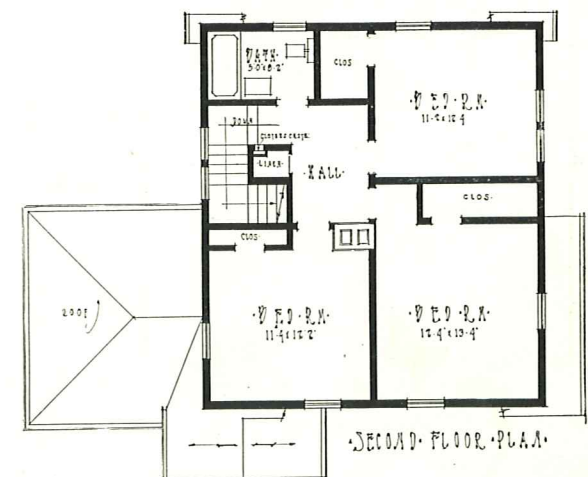
The BARRISTER

FOR a family with several children nothing could excel the arrangement in this place. The plan includes all of the desirable features. The lavatory on the first floor is accessible from the rear, saving many steps through the house. The breakfast room and music room are appreciated by all the family. The stairway in the center of the house with its door to kitchen and dining room, gives privacy if a maid is kept.

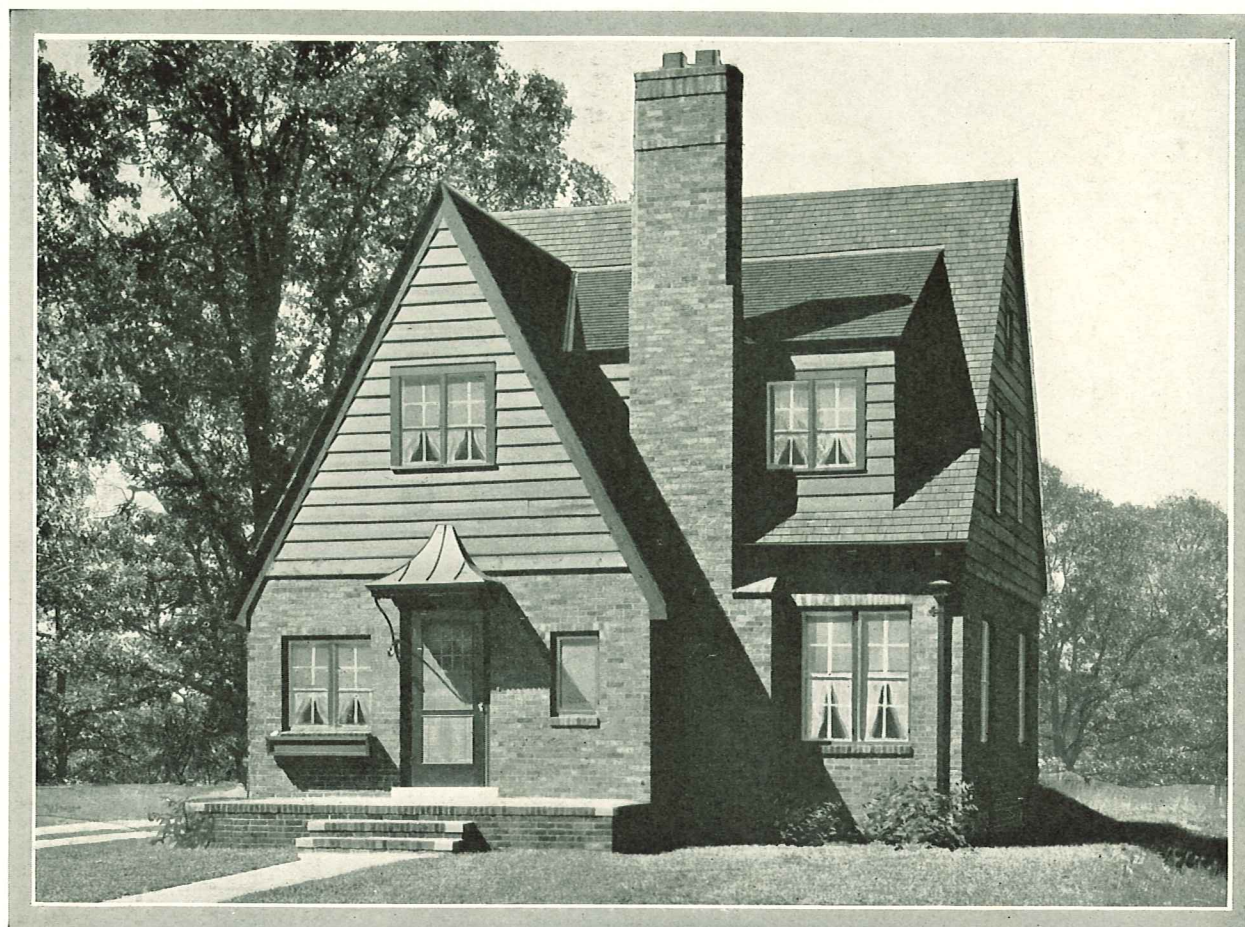
On the second floor we have three bed rooms of good size. Closets and attic provide liberal storage space.

The siding painted white gives a real home atmosphere that makes the Barrister a credit to any neighborhood.

The sun room should preferably face the south or west. The lot should be at least fifty feet wide. A private hedge at lot lines would be appropriate.

FIRST FLOOR PLAN
BARRISTER

SECOND FLOOR PLAN



SEVEN ROOMS, 30 X 26 FT.

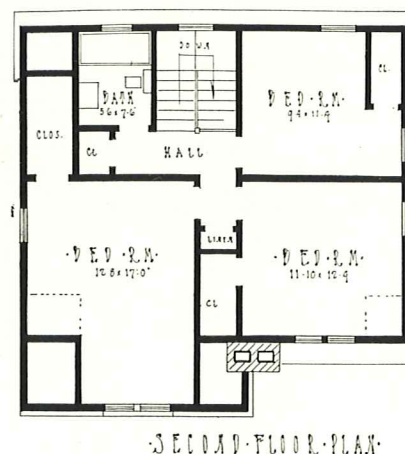
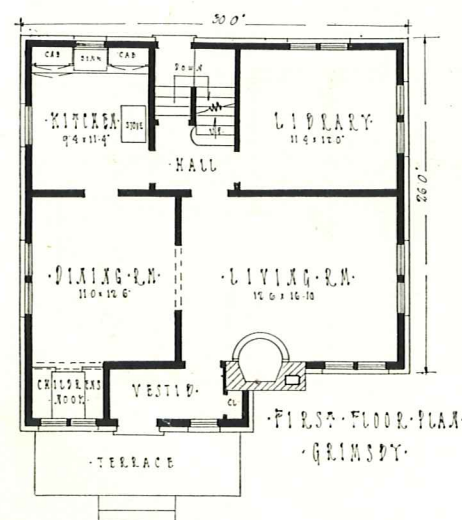
The GRIMSBY

THE English trend is well illustrated and handled in this exterior, but the color of the brick should be reddish, and the trim, and wide siding in the gables, an autumn brown to carry out the idea. There is a double advantage in the "Chapel" front entrance and vestibule—distinction and protection from the weather. Most modern in its architectural beauty, the Grimsby has a pronounced individuality, yet its floor

plan is decidedly practical and efficient. A cheerful living room of good size includes a fire place which is designed to be "English" in character. A "Children's Nook" off the dining room is a feature of this plan, too, which will be an excellent place for the young members of the family to study.

A library is provided, whose entrance may be from the center hall, as shown in the plan, or the plan may be slightly changed when building to make the entrance through French doors from the living room, depending upon what use is to be made of this room by the owner. And what an ideal kitchen—with its row of built in cabinets over and around the kitchen sink.

The owner of this house too will be proud of the second floor arrangement which includes three bedrooms, and an extra large amount of closet space.



SIX ROOMS AND SUN ROOM, 32 X 25 FT.

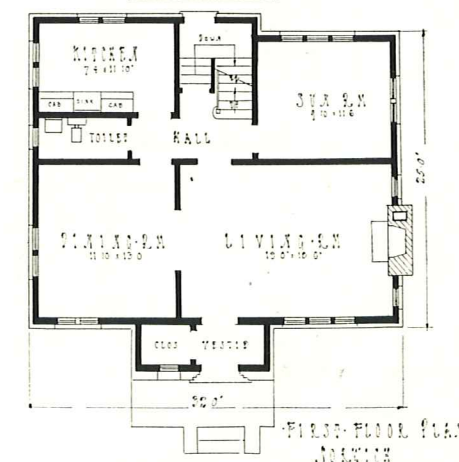
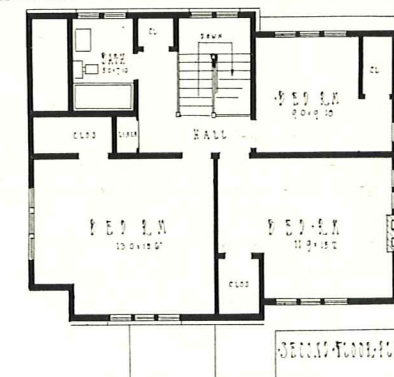
The NORWICH

BALANCE, proportion and pleasing design characterize this English type brick veneer house. It is of a design very popular in the newer sections, and will be in good taste for many years to come. Picture it if you can in its natural colors and setting, with the dark red brick, brown trim and gable with a roof of variegated colors.

And what a practical and distinctive floor plan we have—a living room 13'x18' in size with its characteristic English fireplace. There is a fine large coat closet off the vestibule and a toilet on the first floor. We have labelled the extra room on the first floor a sun room, but this may be a library, a music room, a den or a bed room, as best suits your needs. The hallway is convenient to all rooms.

The second floor has two very large bedrooms, and one smaller. A large storage closet is planned which may be lined with cedar and a linen closet is also included.

Here is a design to which a great deal of thought and study has been given and we can highly recommend it.

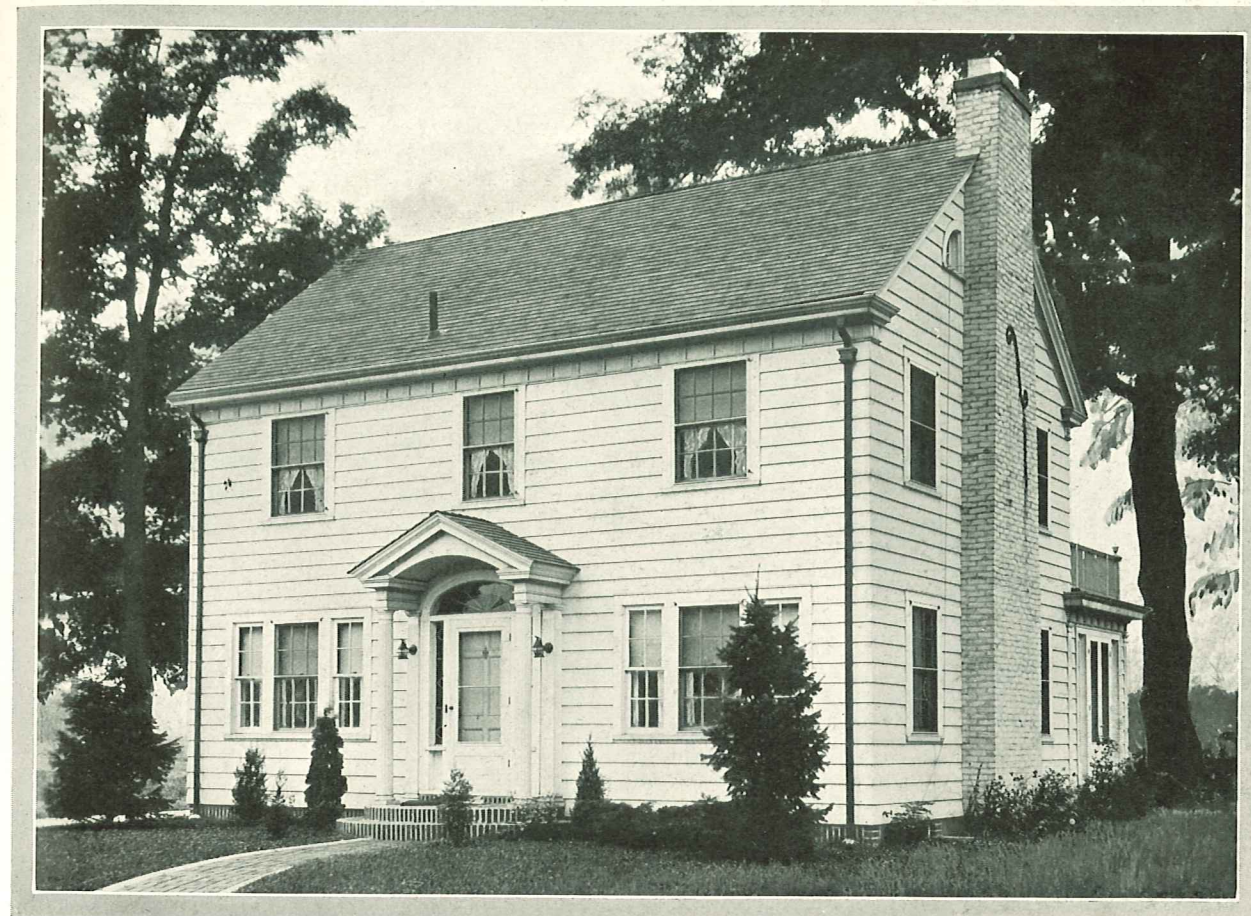
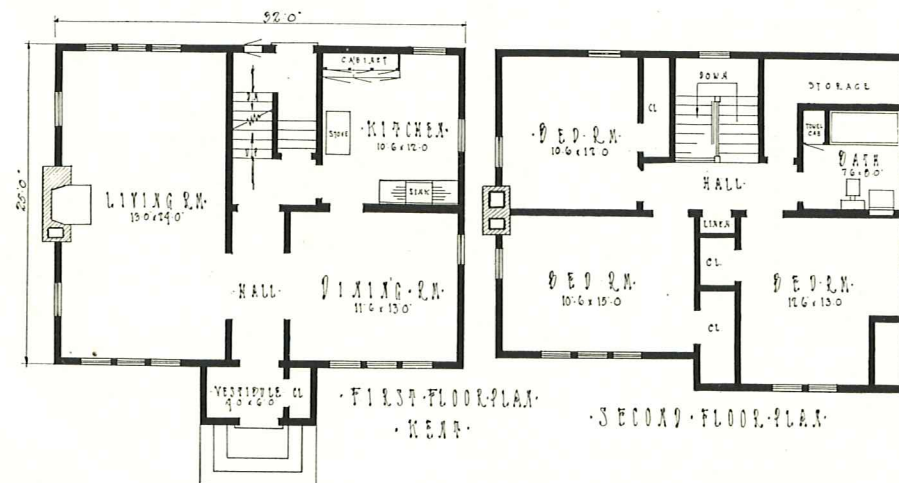




SIX ROOMS, 32 X 25 FT.

The KENT

THE quaint old English characteristics of construction are plainly visible in this design; the sloping roof lines and peaks are very apparent, and the half timbered effect under the gable are reminiscent of the Elizabethan period. The house is not large, being 32' wide by 25' deep, over all, and should be quite reasonably built. The cost will depend largely on whether expensive materials are used; but if simple materials are chosen it will make an excellent home at not too great a cost.



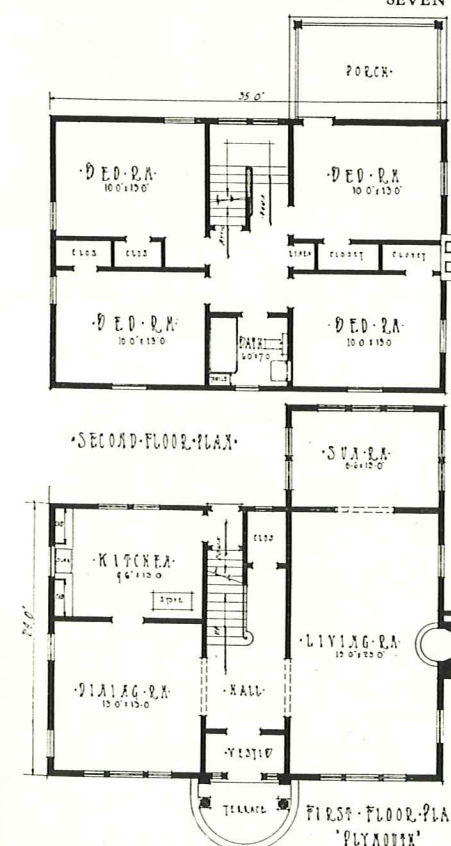
SEVEN ROOMS AND SUN PARLOR, 35 X 24 FT.

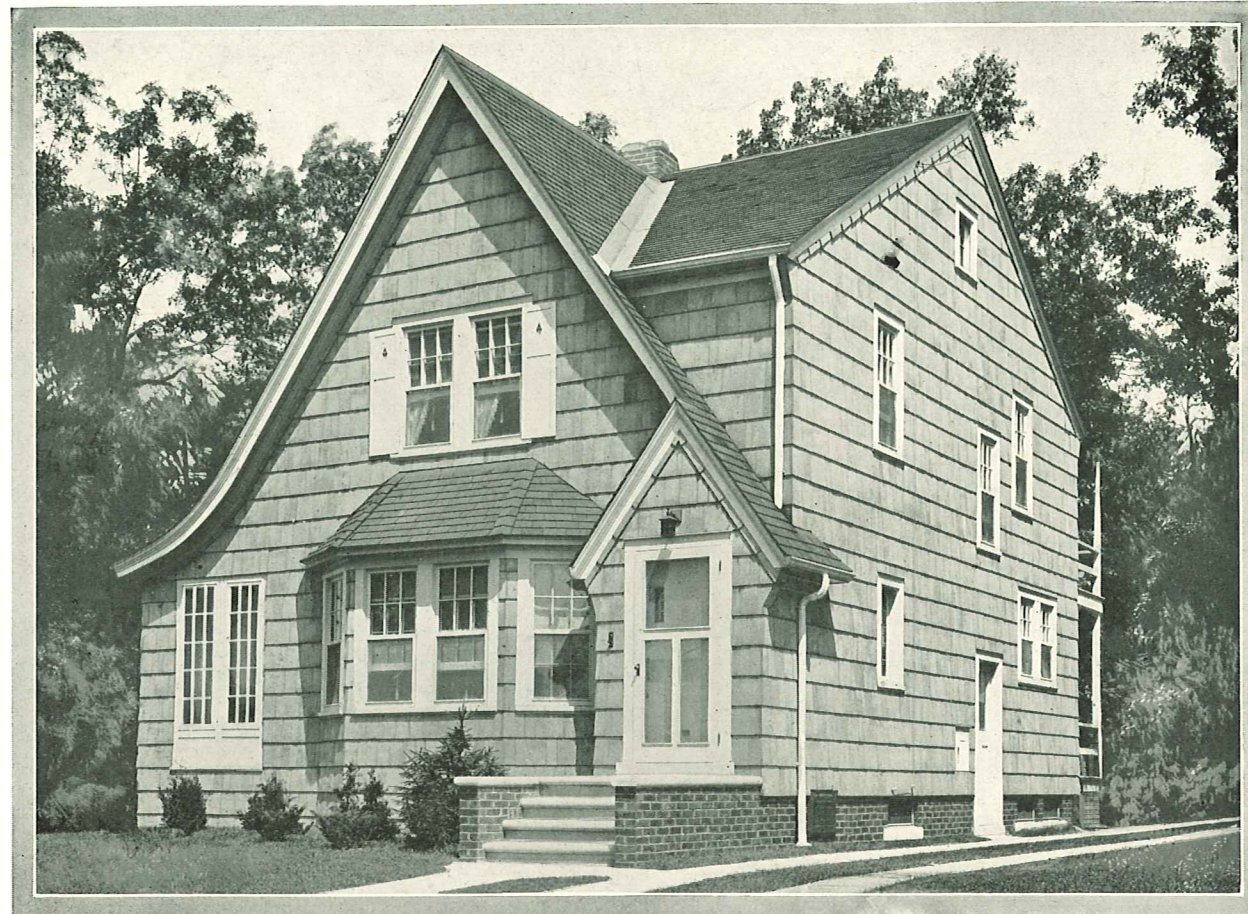
The PLYMOUTH

THE Colonial house will always remain as an architectural combination that never will be out of style. The secret of its charm is simplicity. The house seems always to express the character of the owner, people who dominate in hospitality and good cheer.

The construction of this type of home is such that every dollar spent expresses some useful purpose. The center hall, vestibule entrance, open stairway, give dignity to the entire house. The rear clothes closet could if desired be converted into a toilet room. Many variations of this layout are possible, but primarily they would be built around this plan. The sun parlor at the rear can be left off if it is desired to save a little expense.

The second floor has four large bed rooms, large closets and a stairway to attic. As an added feature we have a dust porch off the stair landing. This house should always be built low on the ground, as shown in this illustration.



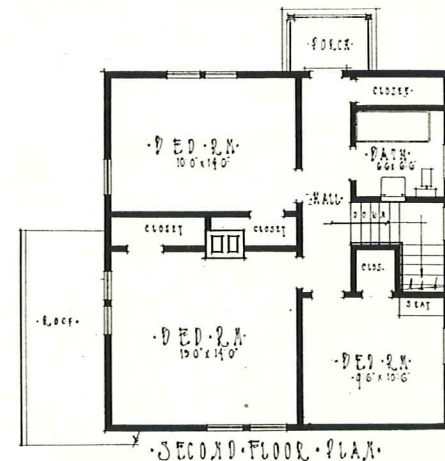
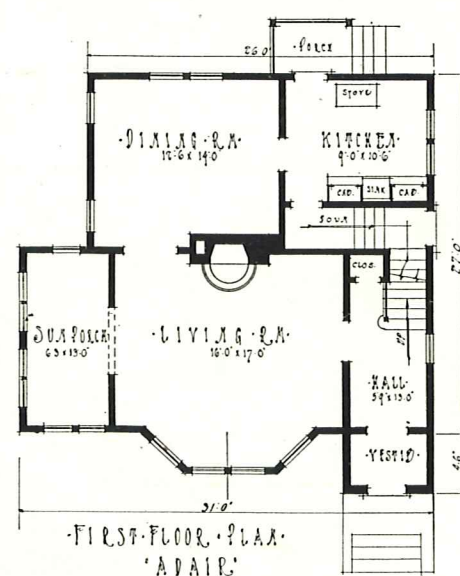


SIX ROOMS AND SUN PORCH, 31 X 27 FT.

The ADAIR

THE modern bold lines of detail and roof and the absence of ornate features make a striking appearance that will always be in good taste. The exterior is very similar to the WOODSIDE; however the house is larger and different in layout. The vestibule and hall, the coat closet, open stair way and French door to

living room give a good entrance to the house. The living room is exceptionally well planned with its inside fireplace, large bay window and side porch. The kitchen has direct access to the basement and side grade entrance. The second floor has two large, well ventilated bed rooms and one smaller bed room.



SEVEN ROOMS AND RECEPTION HALL, 28 X 26 FT.

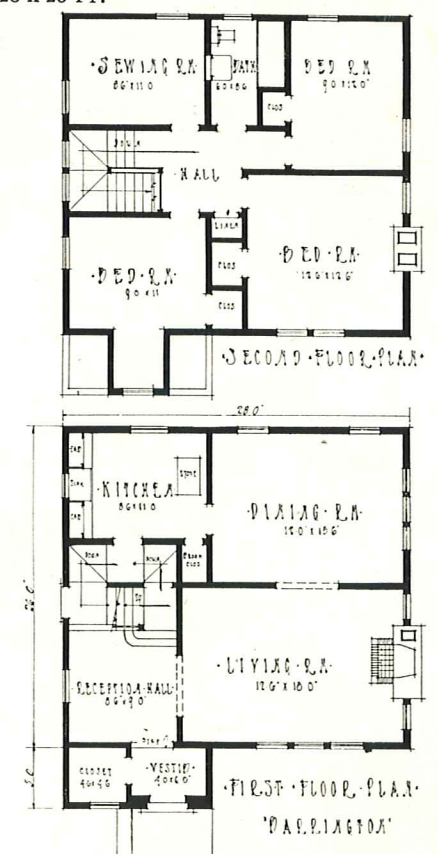
The BARRINGTON

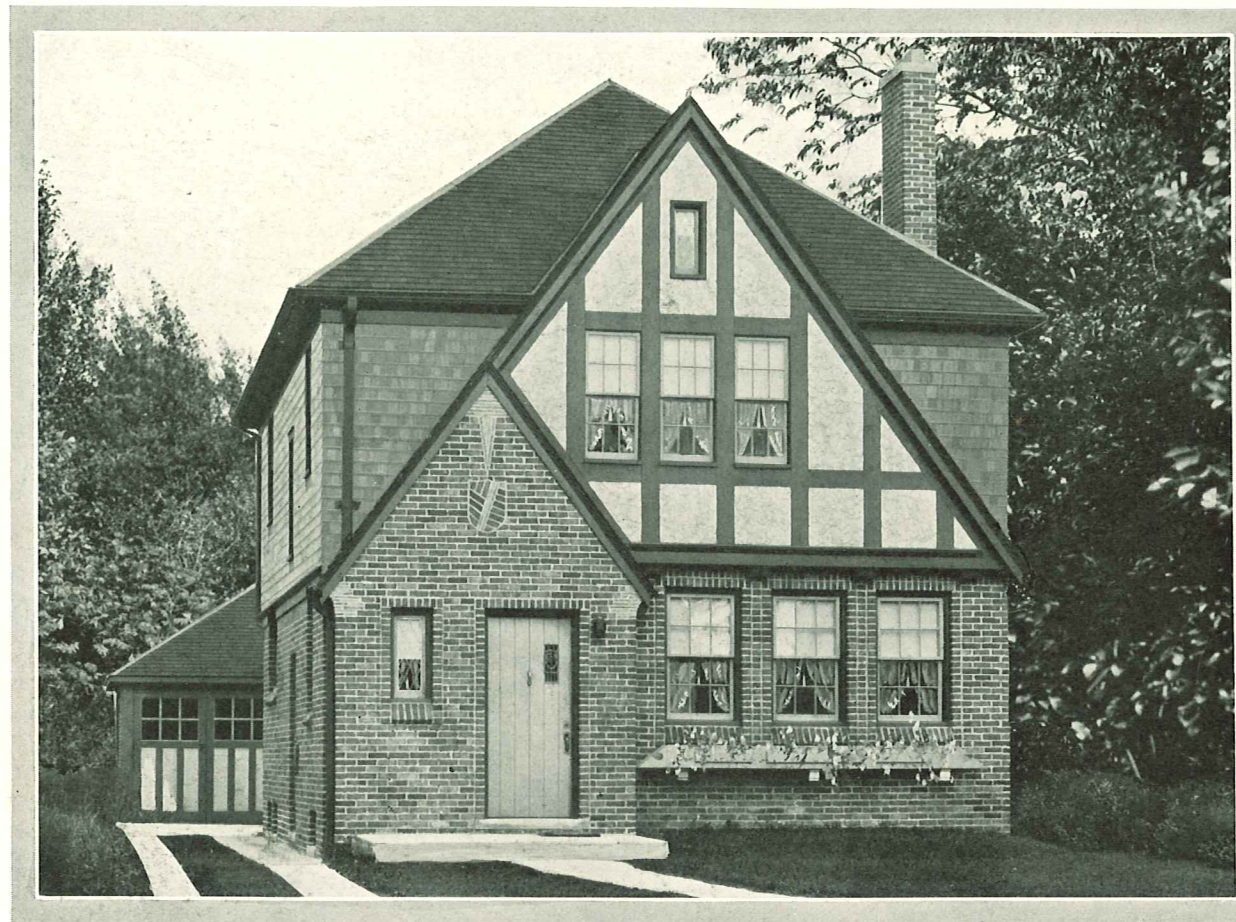
THE stucco and timbered house we have shown, with its sharp cut lines and well balanced front, is a good example of modern American house construction. Its lines and exterior appearance are adaptations from the early English characteristics; the half timber and stucco finishing and the gables are truly representative of an age long since passed. The gabled entrance, with chimney on opposite side makes a balance that is finished by the pleasing arrangement of the windows. This type of house should be placed low to the ground.

The entry into a spacious vestibule with large closet is desirable. The reception hall, because of sufficient space, may be furnished as an additional music room or den. The combination stairway is compact and convenient. The dining room is well lighted and large, readily adaptable to modern or antique furniture.

The second floor has three bed rooms, and a sewing room useful for many other purposes. Each room has cross ventilation and large closet space.

The exterior wood trim should be brown, sash white, with a mixed colored shingle on roof, generally of a brown color. If you have a desire for something of a permanent style and character in your home, we can thoroughly recommend this plan.





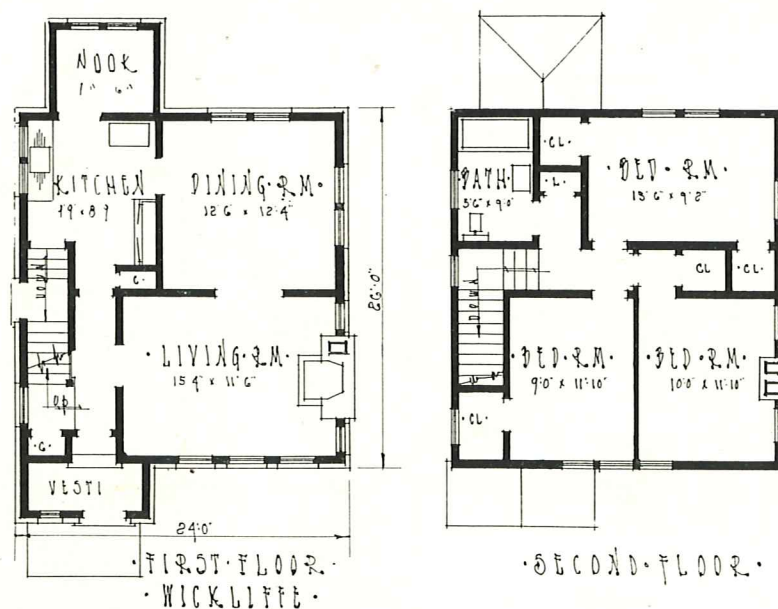
SIX ROOMS AND NOOK, 24 X 26 FT.

The WICKLIFFE

SOME architectural styles are like fundamental truths and natural laws, centuries old, yet always finding new and modern expression. The fine old half-timbered house of Elizabethan days is still in style.

If it pleases your eye, build one for yourself. Build it with siding of wood or of brick, as you like, but build it solid and structurally sound, for the sake of your children and great grandchildren.

Here is a good English plan to follow if your family numbers three or four. The big well lighted living room with its cheery open fireplace invites family and friends to gather there. The breakfast nook overlooking the garden saves many steps for the housewife. In the afternoon with a pot of tea on the stove it makes a cozy place for a friendly chat with a neighbor. She will delight in such a home. The back door and the vegetable room in the cellar are handy to the kitchen. The bedrooms, light and well ventilated, have three windows apiece, and the master's bedroom, two good closets. The square compactness of the house makes for easy housework and economy of upkeep.



SIX ROOMS, SUN ROOM, BREAKFAST NOOK AND SEWING ROOM, 26X26 FT.

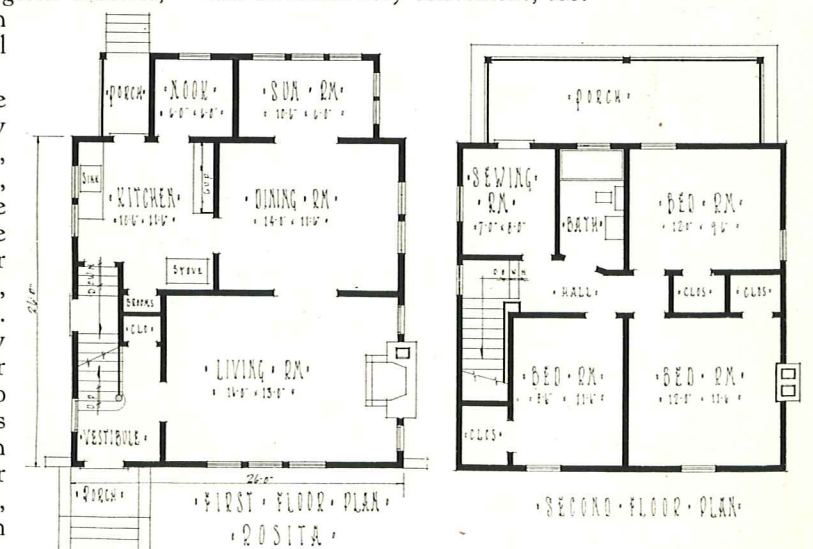
The ROSITA

THIS square stucco house is very attractive—it slightly imitates the Italian. Consider the possible color scheme of a subdued red tile roof, with cream color stucco, white trimmings, apple green shutters, colorful awnings and brick to match the tile roof—this will give a beautiful color harmony.

But to recommend this house, the floor plan speaks for itself. It is very complete, for as is mentioned above, there is a sun room off the dining room, and a nook for serving breakfast. The two arched openings, one between the living room and dining room, the other between the dining room and sun room, both in line give a real air of roominess.

The plan shows a side grade entry to the cellar and kitchen and a rear entrance by way of a back porch. To make the plan more complete, there is an extra room on the second floor which can be used either as a sewing room or a den. Three bedrooms are included, each one with closets of good size. In

case more storage space is required, a disappearing stairway can be installed in the hall, so that some things may be kept in the attic. A rear upstairs porch will be found very convenient, too.





SEVEN ROOMS, 25 X 30 FT.

The BONNYRIGG

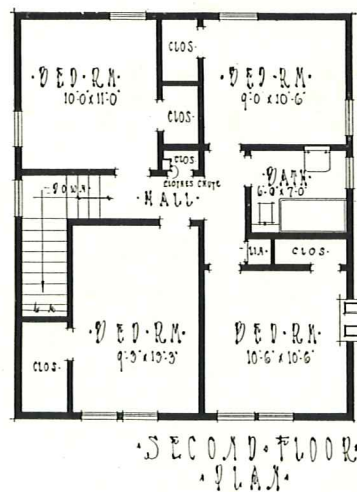
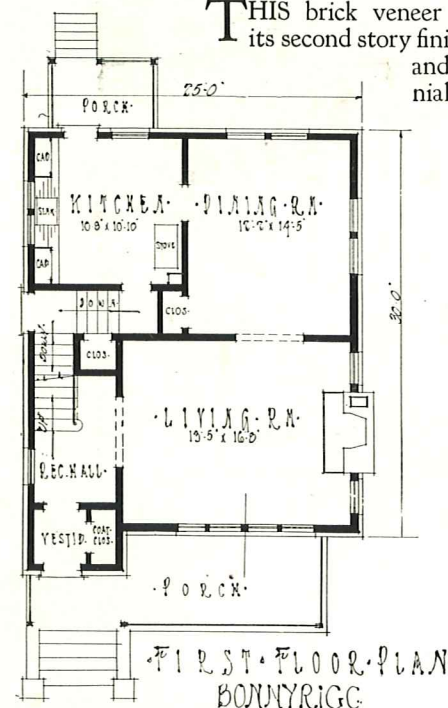
THIS brick veneer house, with its second story finished in frame and Dutch colonial lines, makes

a sturdy well balanced house, with a substantial character that can never be out of style. The exterior combines brick and shingles in an interesting way.

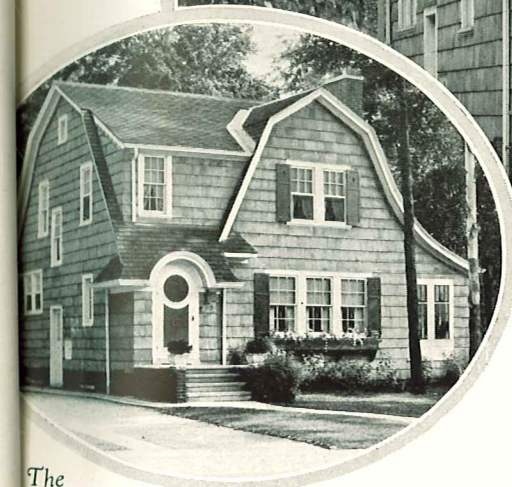
A handy coat closet is seen in the vestibule, at the right. The large living room extends across the front; opposite the plastered archway from the reception hall you will notice an excellent fireplace. The dining room just back of the living room is exceptionally well lighted, with two pairs of windows. There is plenty of cupboard space in the conveniently planned kitchen. Note the side grade entry to kitchen and cellar, and the porch at the rear.

The second floor has four chambers. Even if all these rooms are not used as bed rooms, an extra room is often needed for other purposes. A den or study for the head of the house is quite advantageous.

The lot should be 40 feet wide if a side drive is desired.



SEVEN ROOMS AND SUN PARLOR, 27 X 28 FT.



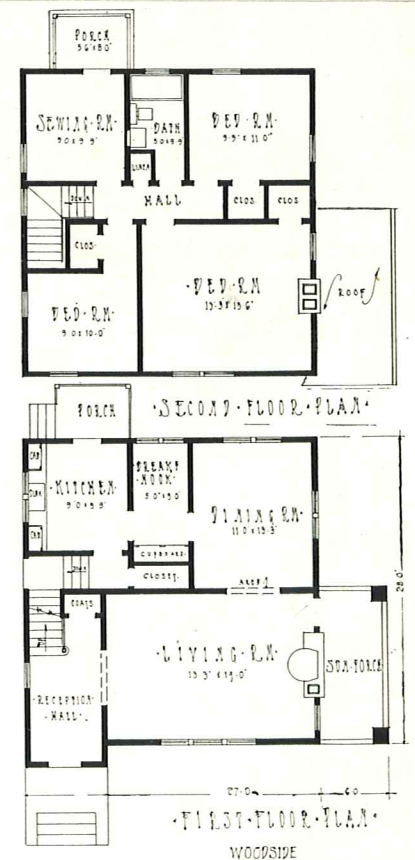
The WOODSTOCK

The WOODSIDE

THIS is a very popular type of home, a fine example of the low sweeping gables as applied to a two story house. The entrance is balanced by a sun room at the opposite side, the windows in between giving a pleasing effect. The shingled exterior is the best material to use where frame walls are desired, otherwise brick veneer should be used.

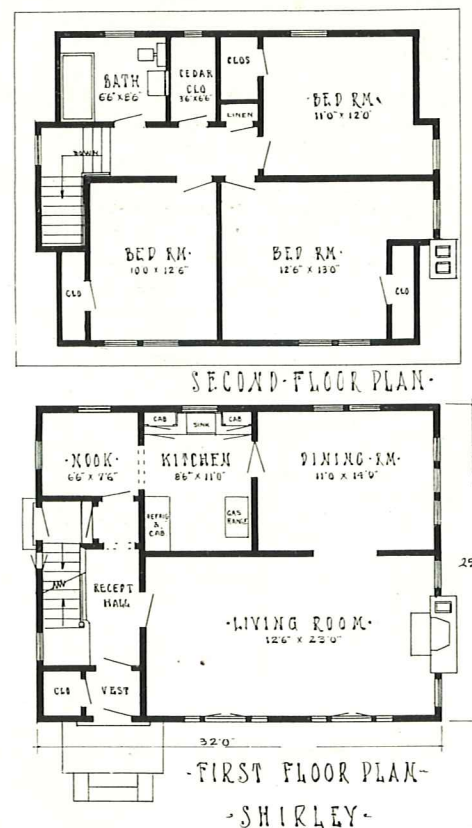
We have an interior arrangement that will meet with the approval of every family. The reception hall can be divided at the front door to give a vestibule if desired, without being detrimental to the size of the hall. The breakfast room is located between the kitchen and dining room; it has ample space for furniture and in addition a built-in china cabinet. The second floor has three bedrooms, well ventilated and a large bathroom. If attic stairs are wanted they would have to enter from bedroom at front.

The Woodstock has the same floor plan, but a different elevation.





SIX ROOMS AND NOOK, 32 X 25 FT.

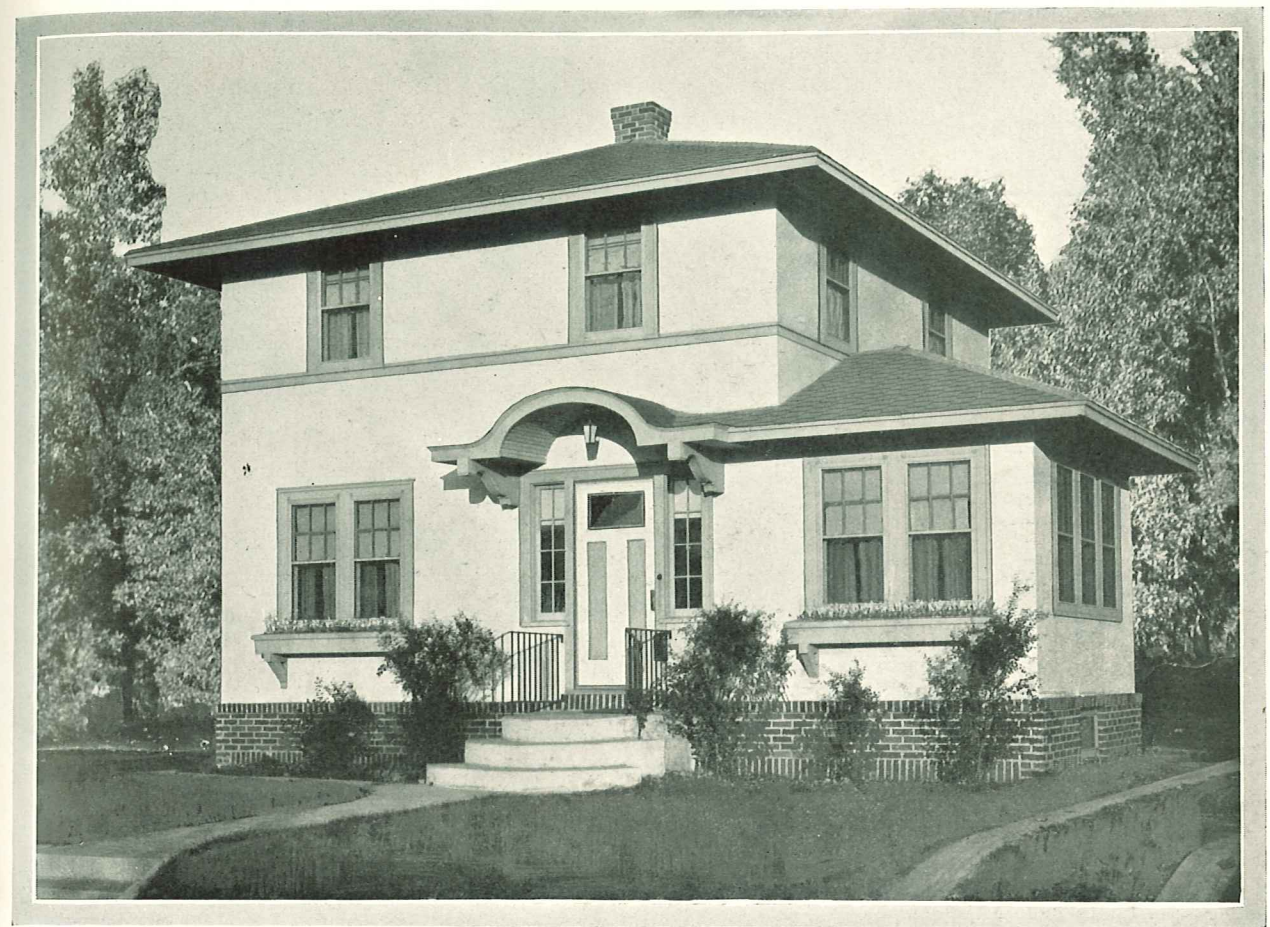


The SHIRLEY

MANY home designs are being chosen for their entertainment possibilities especially by families having growing sons and daughters. The large living room, with its fireplace and its unusual tall casement windows make the house most inviting. The room will accommodate several card tables without crowding. With a hardwood floor and a radio it will be a fine place for the young folks to dance.

The reception hallway at the front entrance connects directly with living room, kitchen, basement, or second floor. The two windows in the breakfast room just off the kitchen make the nook a cheery place to start the day.

Upstairs the large moth-free cedar lined closet, the large and sunny bed rooms, and the bath with its long five-foot tub are the most attractive features.



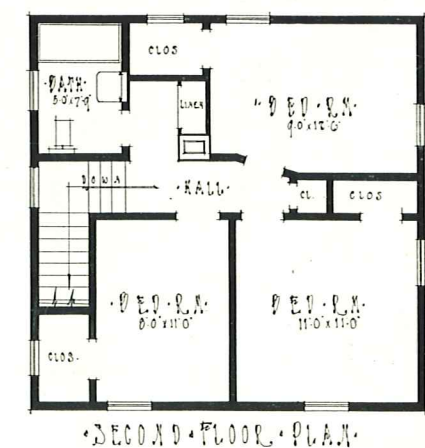
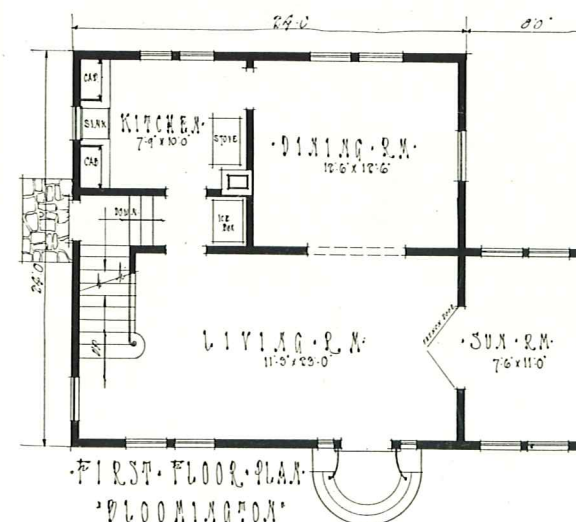
SIX ROOMS AND SUN ROOM, 32 X 24 FT.

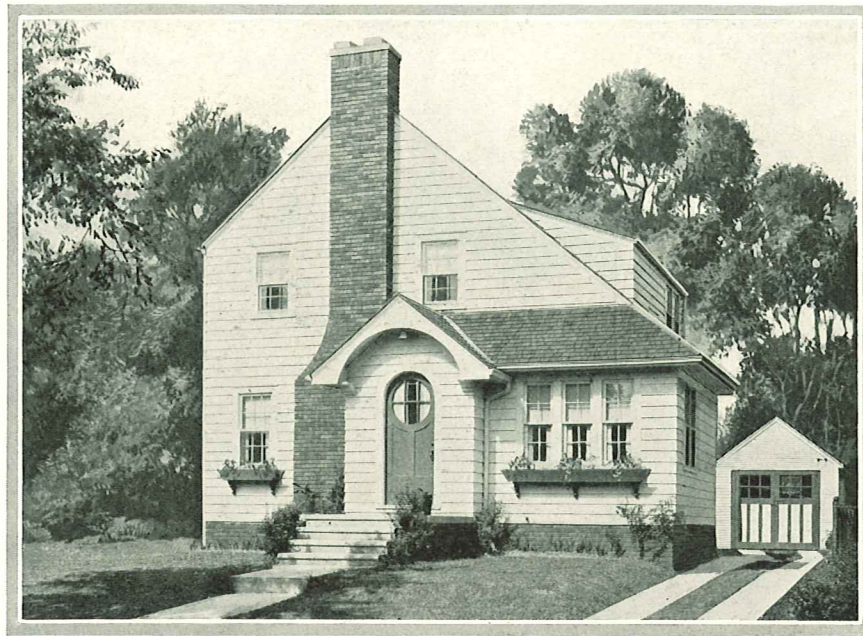
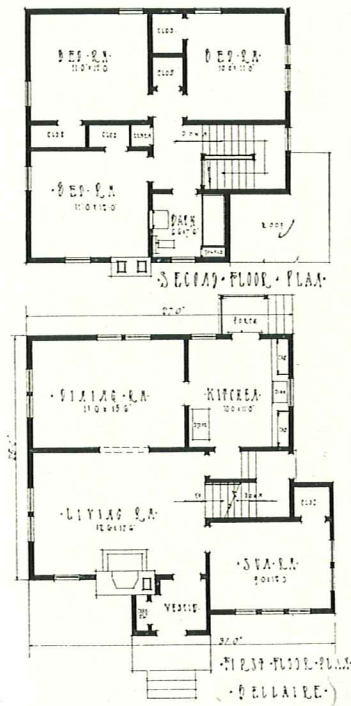
The BLOOMINGTON

AN excellent plan, well planned, practical and one well worth considering. This design takes a little wider lot than usual, unless you build on a corner and face the house the other way. It is a plain type but the sunparlor on the side helps to take away the square effect. It is a clean cut home of American style that can be built at a reasonable cost. The attractive hooded entrance with sidelights gives the house a touch

of curved lines to break the monotony of the straight; while window boxes will furnish opportunity for color.

The long living room and sunparlor are separated by French doors with a cased opening. The kitchen is a great step saver. The refrigerator is placed in the hallway leading to the basement and the grade entrance. Upstairs are three bedrooms with good closets.

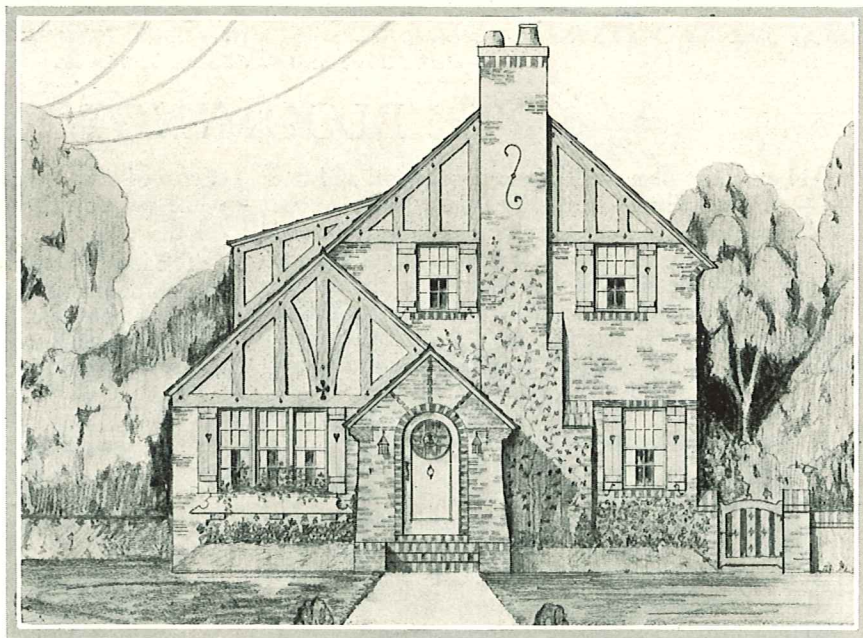
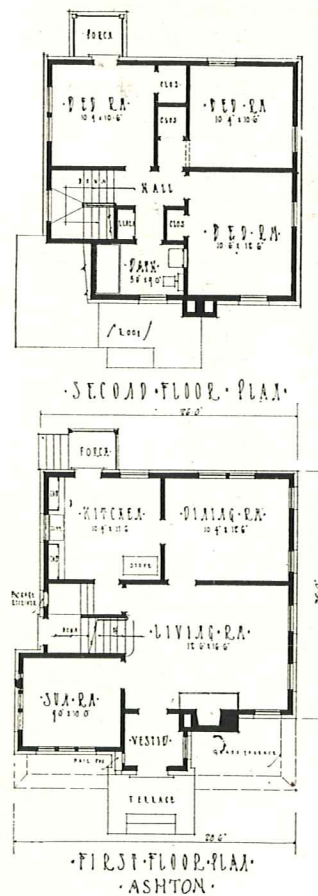




SIX ROOMS AND SUN PARLOR, 31 X 25 FT.

The BELLAIRE

THIS is a popular type of house, somewhat similar in plan to the Ashton and Hartshorne. The living room is large and has a fireplace arranged opposite the opening to the dining room, quite a desirable feature. The sun room will find many uses in a home, and may be used as a bed room when necessary. The second floor has three large bed rooms and a convenient bath room.



SIX ROOMS AND SUN ROOM, 26 X 25 FT.

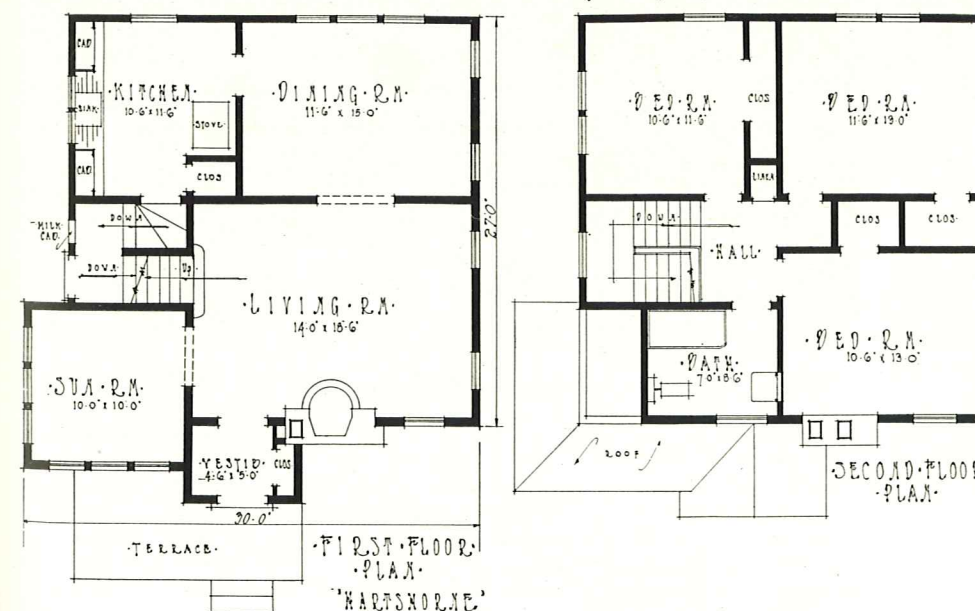
The ASHTON

THIS plan is typical of the modern trend of architecture, the English type of gables and roof being the greatest influence. The brick veneer should be a rough textured material, browns to reds in color, white mortar joints; the roof a light brown, wood trim white and front door grayish green.

The interior presents a convenient relation of rooms; the fireplace and open stairway are attractive features of the living room. The second floor has three well ventilated bed rooms, a bath room and plenty of closet space.



SIX ROOMS AND SUN PARLOR, 30 X 27 FT.

*The HARTSHORNE*

THE bold lines of the roof, entrance and chimney gives this house a distinctive look that will fit in with a group of many styles of homes and not be lost.

In the floor layout the large living room, with its sun room and open stairway, forms a pleasing and livable combination. The dining room and kitchen are large and roomy and the side entrance to kitchen and basement are an ideal arrangement.

The second floor has three commodious bed rooms, with large closets, and each bed room has cross ventilation. The bath room is large and well lighted. This home should have a silver gray shingle on sides, or a very light brown, roof of dark brown—avoid green; white trim and cream colored shades.



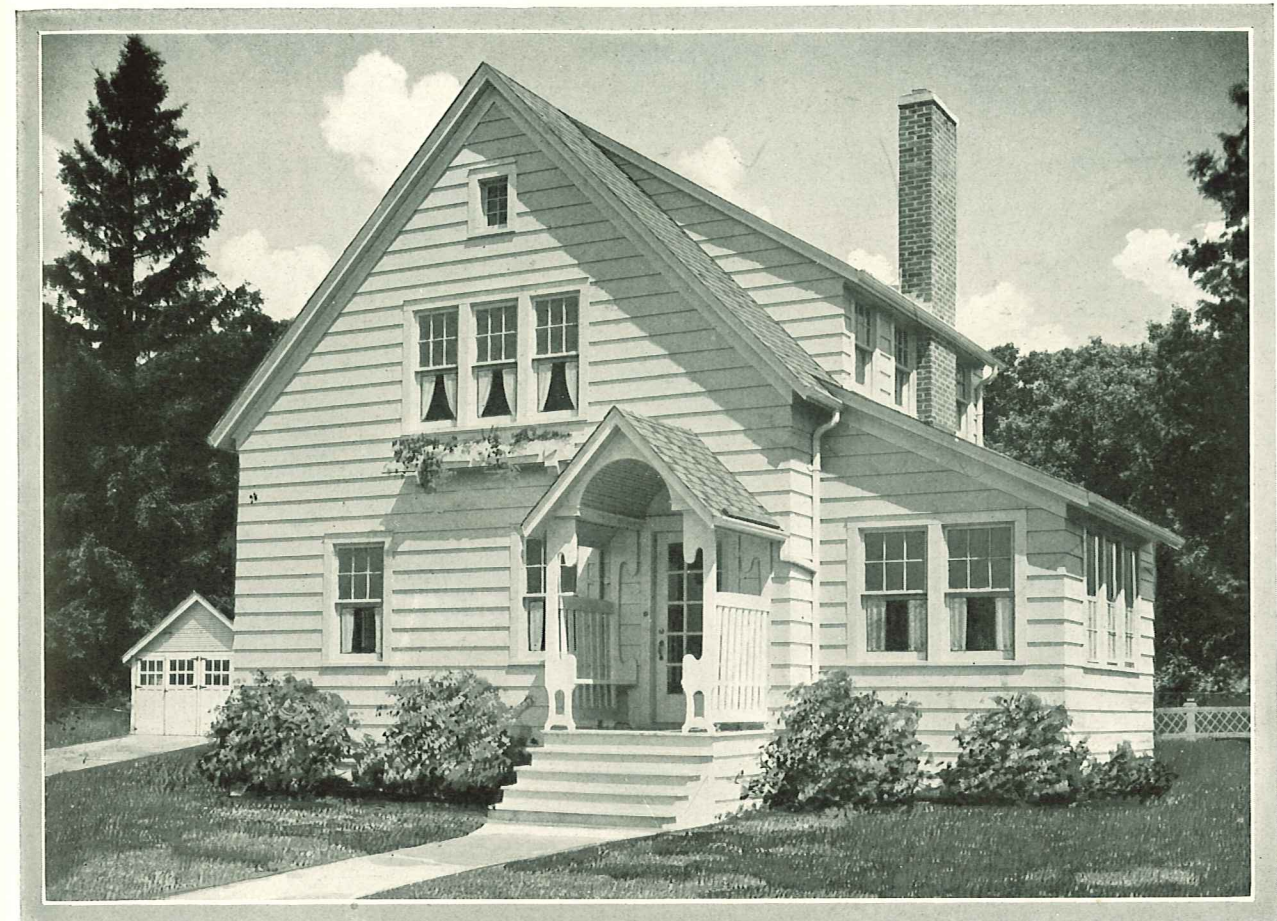
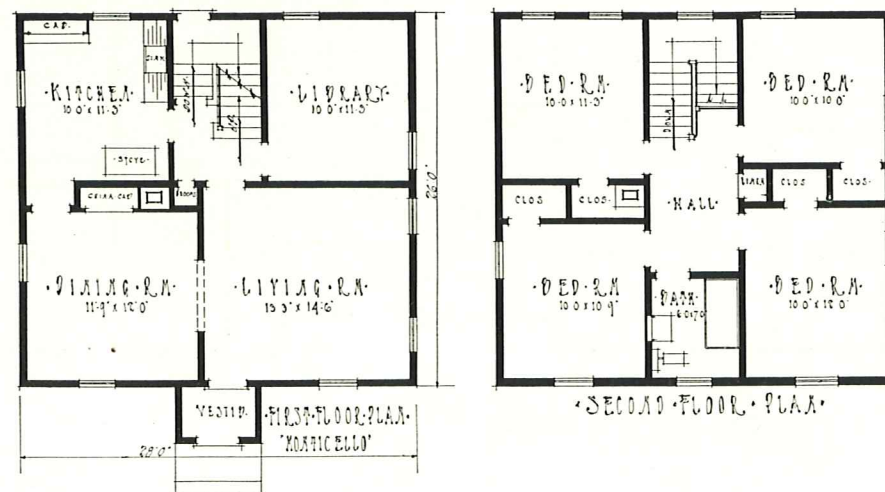
EIGHT ROOMS, 28 X 26 FT.

The MONTICELLO

THE square type of home shown in this illustration is the most economical house to build, per cubic foot of cost. There are no lost corners, the roof lines are simple and the entrance is modest. The interior has on the ground floor four large rooms, one of which may be a library or bed room. The chimney is located so that the kitchen stove may be connected to it. The two large connected rooms at the front of the house are very attractive. The stairway hall is exceptionally

well placed, giving access to all rooms, as well as to exterior and basement. The second floor has four bed rooms, large and well ventilated with windows on the sides; there is sufficient wall space for various arrangements of bed room furniture. The central hall is very attractive, with its open stairway and access to all rooms.

Such a home will find a useful purpose for a large family, where economy is essential.



SIX ROOMS AND SUN PARLOR, 26 X 26 FT.

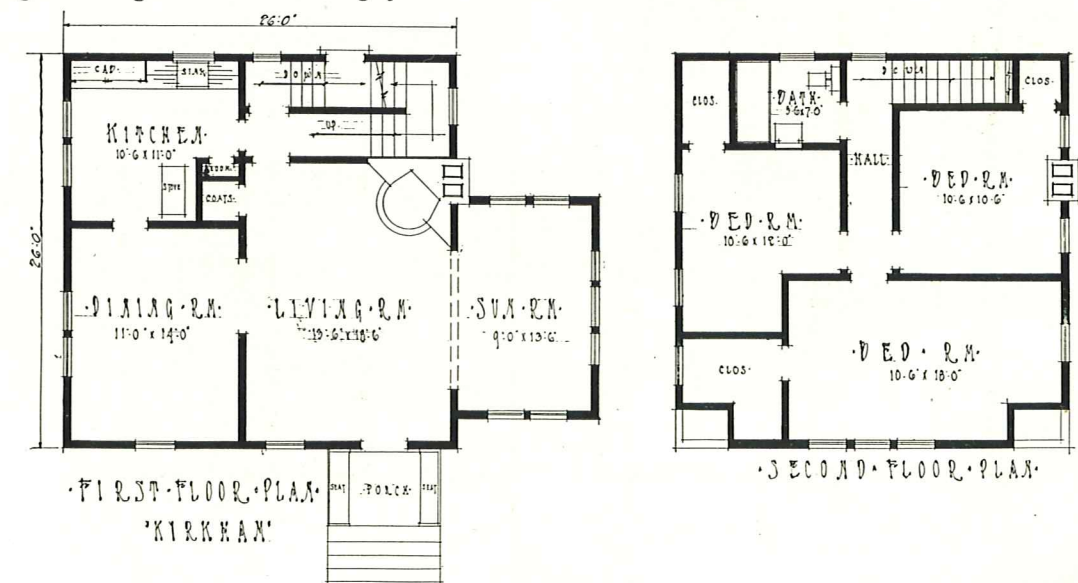
The KIRKHAM

WHEN you drive by this house you will turn around and look again, for the low gable with sweep over sun room, the porch with high backed seats, the clean cut lines are so distinctive.

The unusual arrangement of living room and sun room gives a large commodious living quarters. The

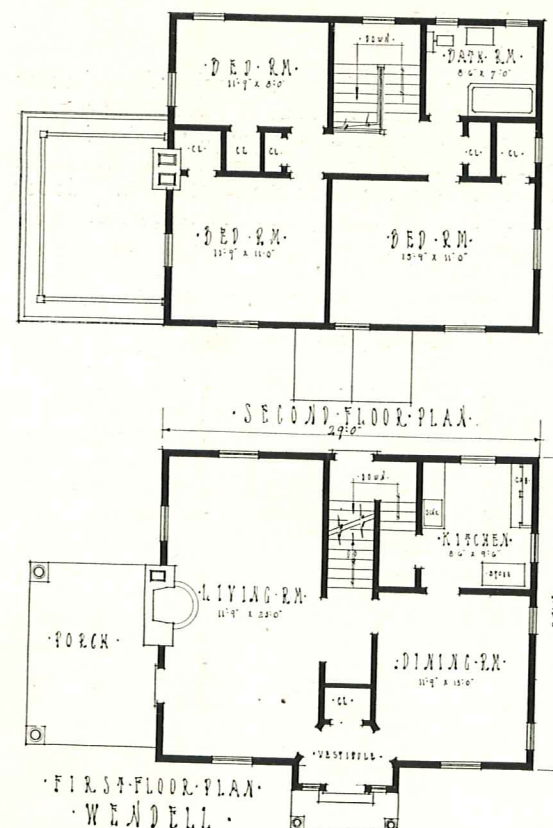
stairway is so located it may be reached from the rear without going through the house. The corner fire-place opposite the entrance door makes a pleasing impression. The kitchen has plenty of light from two sides.

The bed rooms are large; the front one will do for twin beds. All are well lighted and ventilated.





SIX ROOMS—29 X 24 FT.



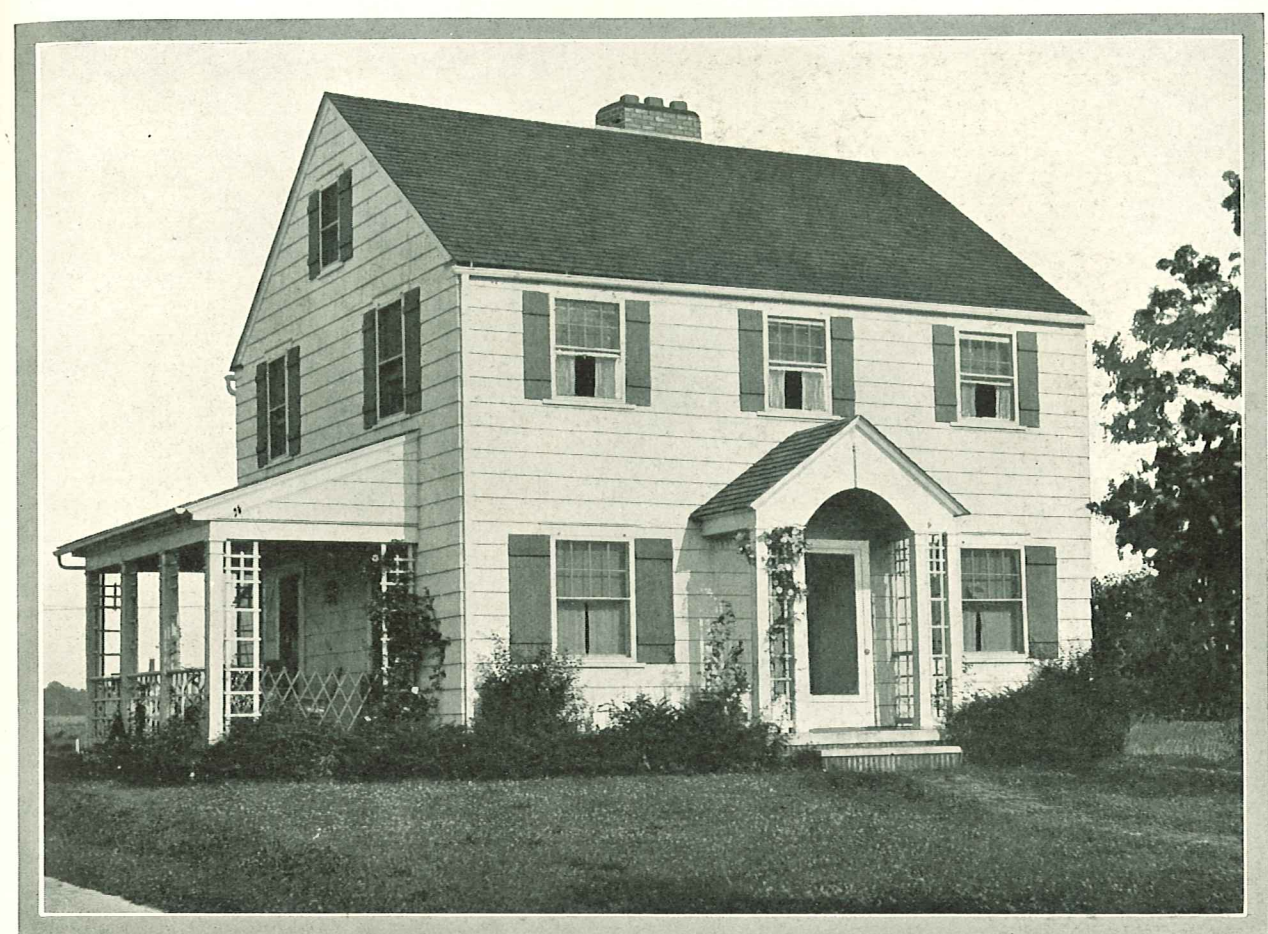
The WENDELL

JUST as it appears from the outside, the Colonial home is always one of comfort and of beautiful simplicity. This compact style of house is economical in every way. It will fit into a fifty-foot lot. It is most economical to build, and its square design with a low slope to the roof makes it easy on the coal pile. Well insulated it can easily be kept warm and draftless all winter, and cool throughout the summer's heat.

The living room, with windows on three sides takes up half the room space downstairs.

The dining room and kitchen have the usual conveniences and the three bed rooms each have windows on two sides for good ventilation.

The side porch, which makes a convenient landing place from the car, may be screened or glazed if desirable.



SIX ROOMS AND BREAKFAST NOOK, 28 X 25 FT.

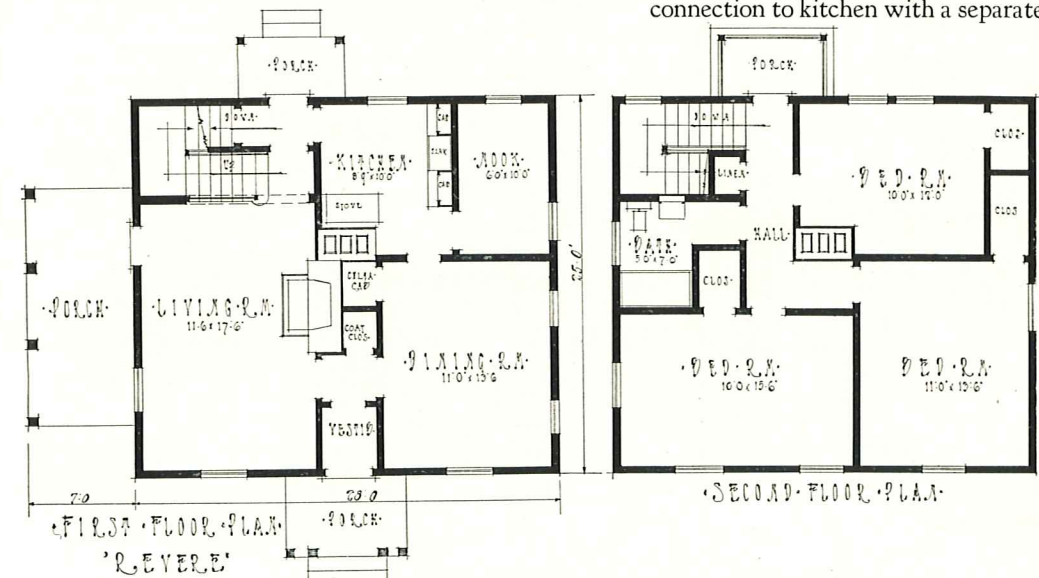
The REVERE

HERE we have a little gem, just small enough to be built with reasonable cost, and large enough to keep the interior divided in well proportioned and ample rooms. Study the exterior, the simple regular lines, the modest entrance, beautiful windows and most of all, a large central chimney. We often do not

realize how a chimney can "make or break" a house. At the peak of the roof it belongs, but many times it is not possible to put it there.

The interior speaks for itself. The living and dining room at the front, connected by a short passage is very unique. The inside fireplace with chimney giving direct connection to kitchen with a separate flue is very good.

The nook is welcome in any home and the open stairway with direct connection to basement, rear yard and kitchen is a salient feature. The second floor has three large bed rooms. Keep such a house white, straw colored roof, light brown shingles and well planted shrubbery; it will be a gem in any community.



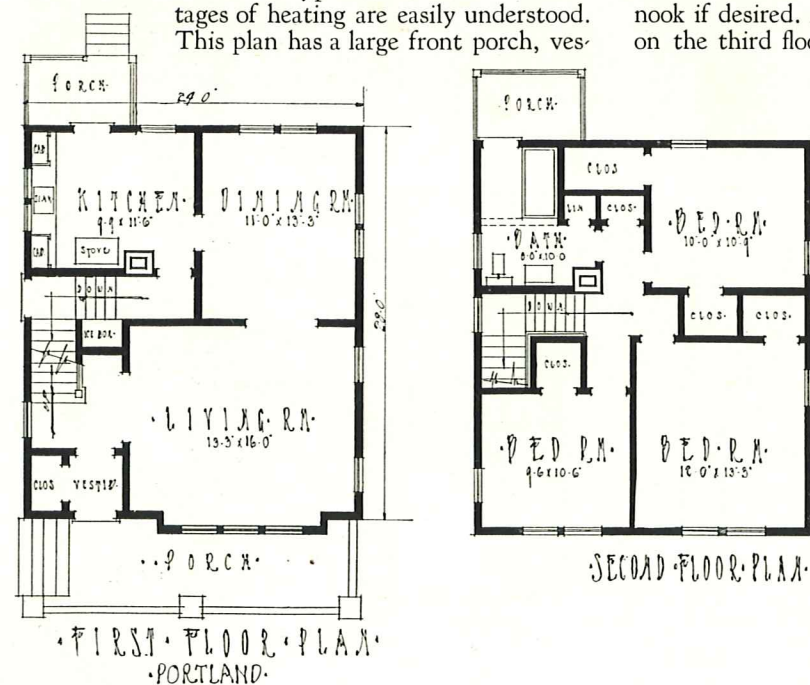


SIX ROOMS, 24 X 28 FT.

The PORTLAND

THE square house must always be considered one of the most economical types to build. The advantages of heating are easily understood. This plan has a large front porch, vestibule at entrance, with a large living room. The kitchen has a rear porch; this could be a breakfast nook if desired. An extra room or two may be gained on the third floor. The house has the best appearance with shingles for second story of light brown color, a cream colored siding and a dark brown roof. Avoid a green roof.

The Portland will make an excellent home for the rural districts, for the town, or for the city. It will always be in good demand, and readily salable in case of necessity.



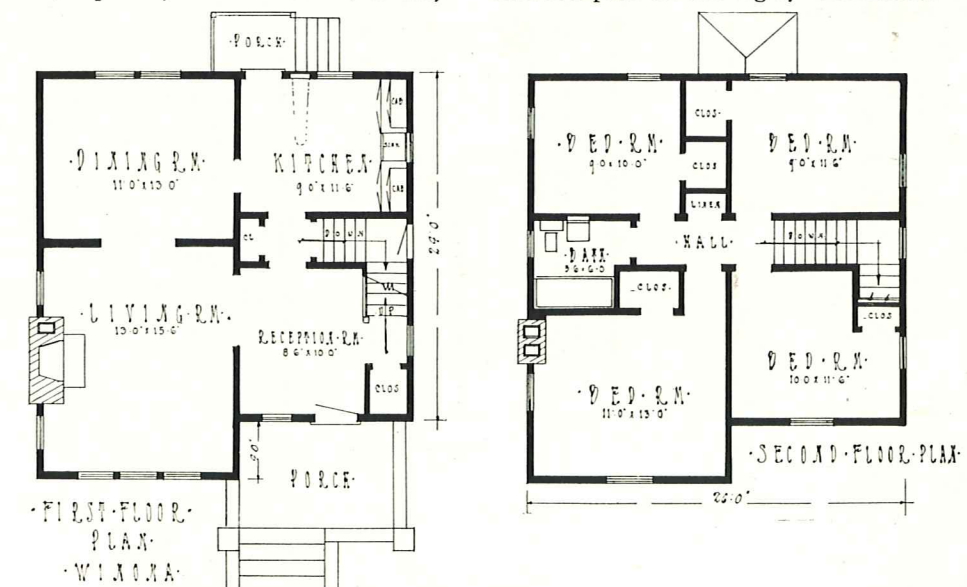
EIGHT ROOMS, 26 X 30 FT.

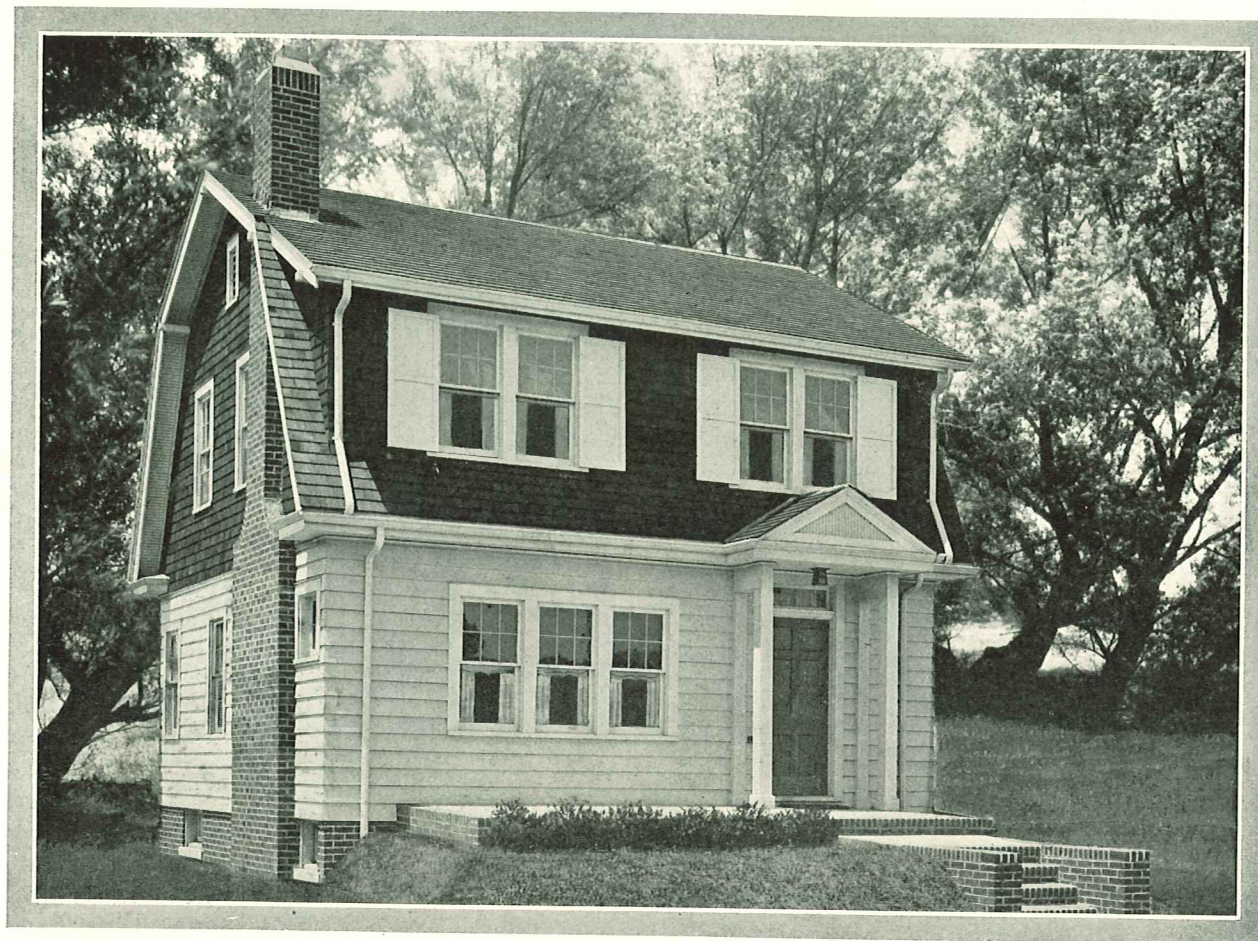
The WINONA

A LARGE family means a great deal of work for the home maker and considerable expense. So the architect planned this compact house for easy housework, and for economy both in building and upkeep, as well as for comfort and ample room. The four bedrooms are handy to bath and linen closet. The arrangement downstairs, especially in the kitchen, is very

convenient. The large living room with fireplace has room for davenport, bookcases and radio.

This square type American style of architecture will always be good. The house will look well either on a large lot or on a small one with a house close on either side. Where four bedrooms are required, here is a plan we can highly recommend.





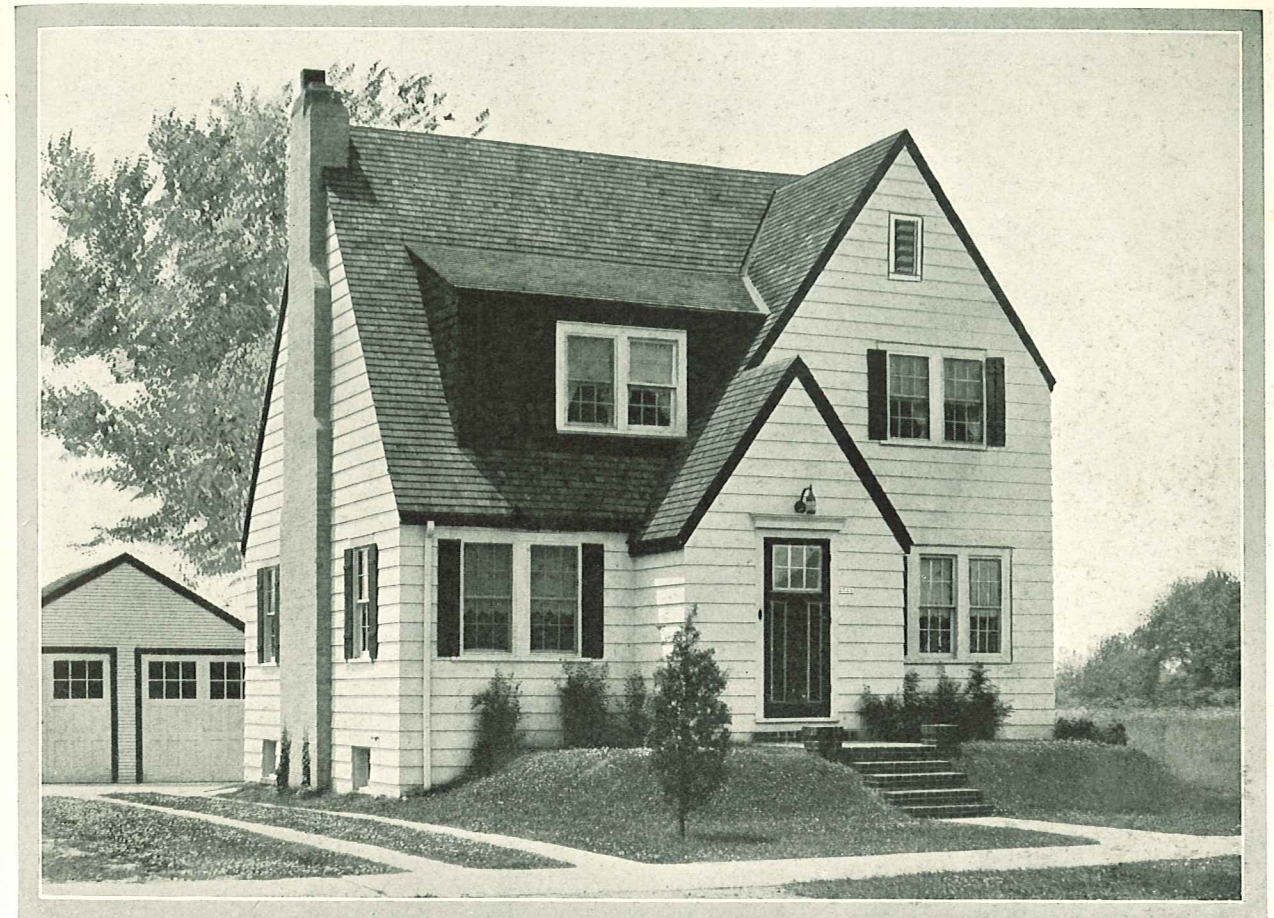
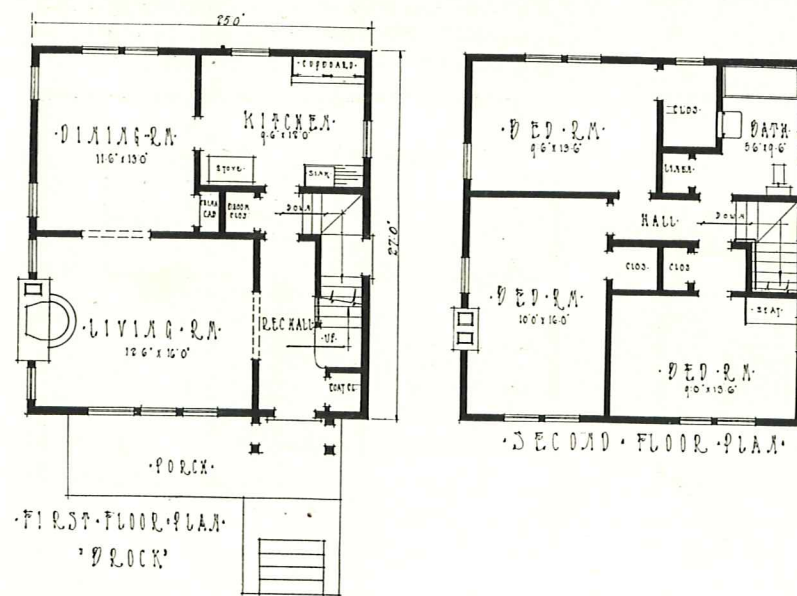
SIX ROOMS, 25 X 27 FT.

The BROCK

THIS Dutch Colonial is a fine example of what can be done with a small house of this type. The simplicity of the entrance adds dignity to the exterior.

The large concrete terrace at the front without a railing is again in favor of the design. This house, with its white paint and terraced lawn, will always look up to date; it is an economical type to build because of its simple, compact, rectangular plan.

The floor plan shows a reception hall, with access to the kitchen and basement. The large living room has a fireplace and arched opening to dining room. Wall space has been provided for furniture and pictures, and several arrangements are possible. The housewife will appreciate the china and broom closets. The second floor is unusual for this type of house. The large bed room is well adapted to modern twin bed furniture.



SIX ROOMS, 32 X 24 FT.

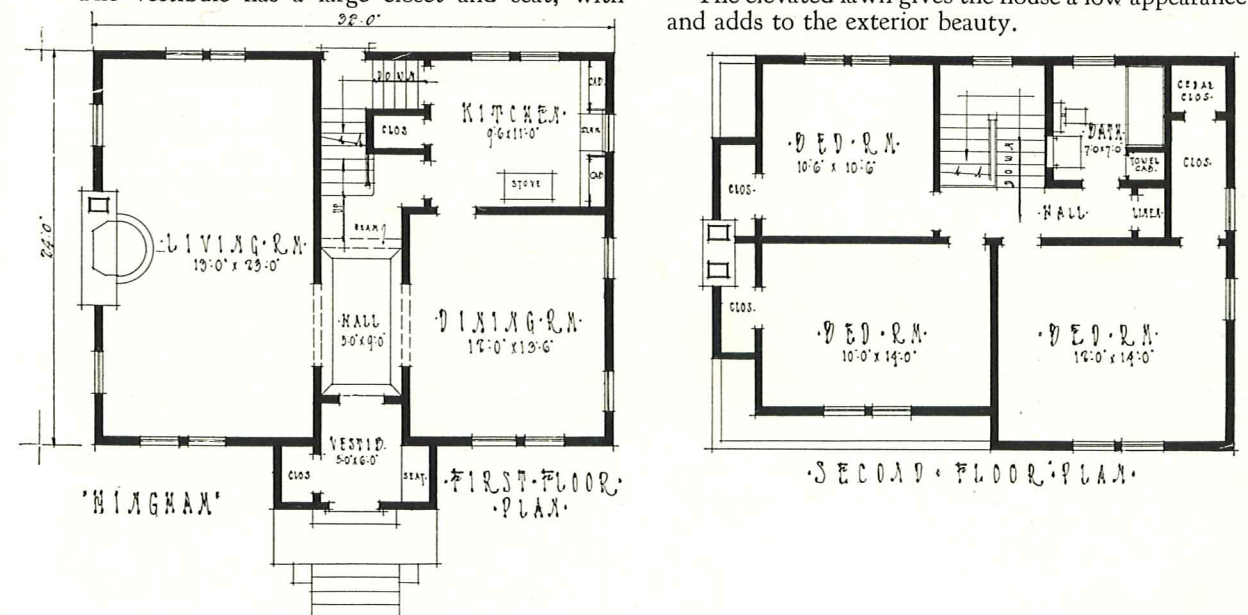
The HINGHAM

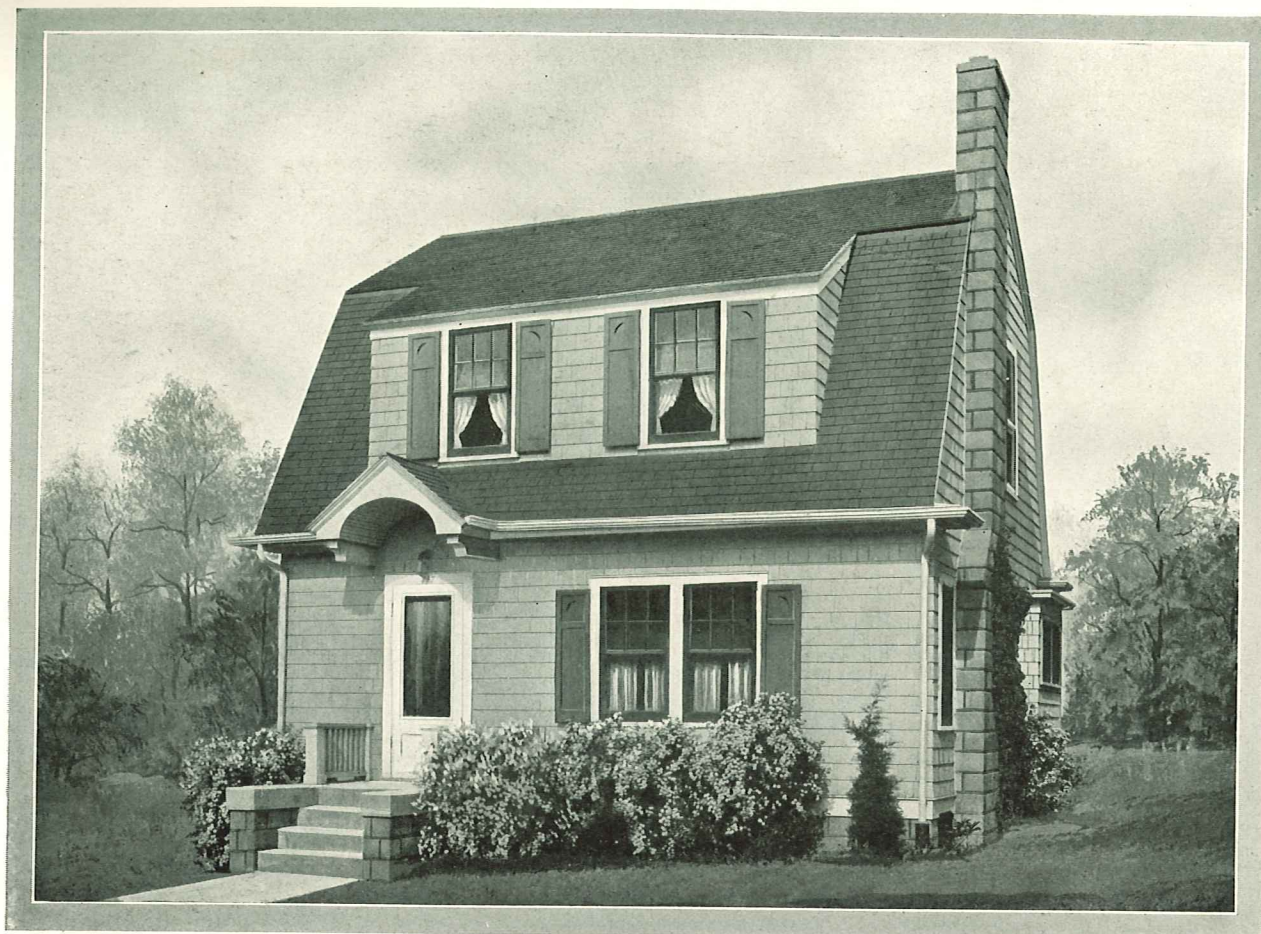
THE gabled front on main roof and vestibule, with the dormer window at the valley line of roof, gives this house the lines that we call American Colonial. It really is an adaptation of the colonial plan.

The vestibule has a large closet and seat, with

hinged top. The central hall gives access to all rooms. The kitchen has a broom closet, plenty of windows and convenient arrangement of fixtures. The second floor has three large bedrooms and ample storage space.

The elevated lawn gives the house a low appearance and adds to the exterior beauty.





SIX ROOMS, 24 X 24 FT.

The VAN DYKE

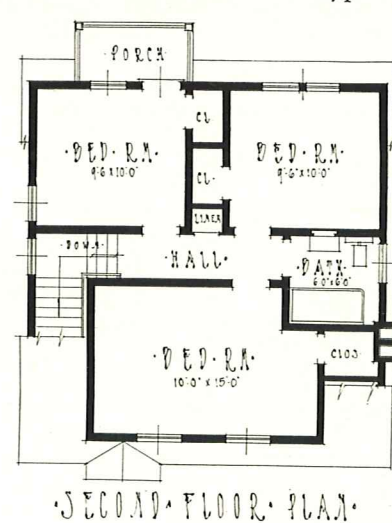
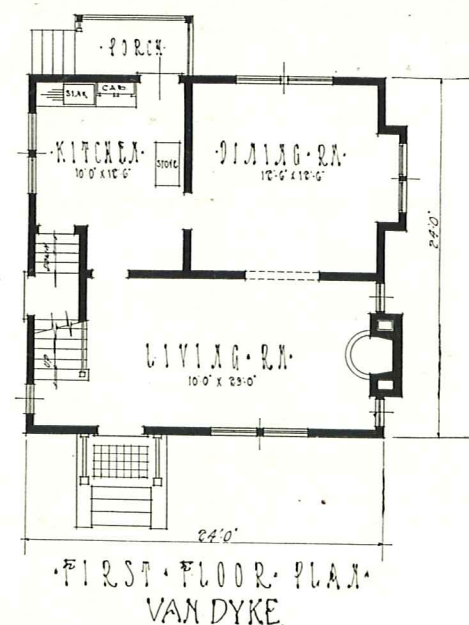
SELDOM do you find a small home of the Dutch Colonial design that does not seem top heavy or out of harmony with the true lines for this type of house; but this one is really well proportioned for a

house of a dimension of twenty-four by twenty-four feet. Though the blue prints call for frame construction, it could be built of brick veneer for the first story. The charm of this type of house is its old and truly characteristic design. For

brick veneer use mortar joints and mingled colors. The side grade door makes an entrance to the basement from the yard, saving many steps through the house.

Interior decorations should be in Colonial wall papers, stained woodwork first floor and white enameled on second floor. Avoid all rough textures in plaster or ornamental plaster cornices. The fire place laid up with a smooth surface brick and a red tile hearth is in keeping with the charm of this style of architecture.

A hot air heating plant is quite adaptable to the square type of house.



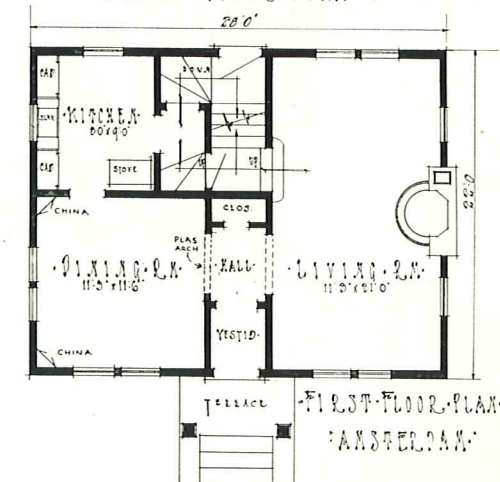
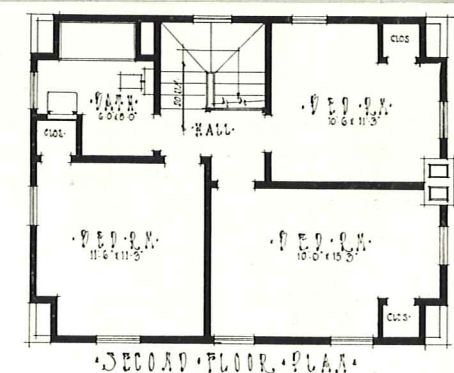
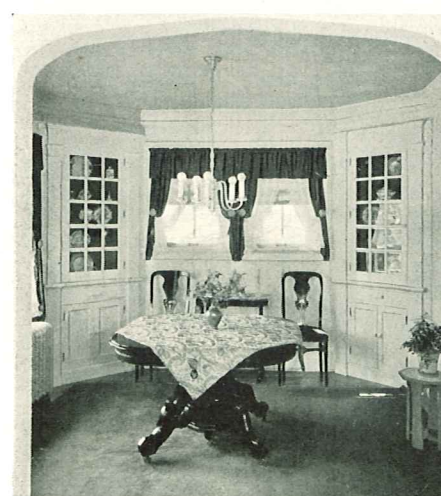
SIX ROOMS, 28 X 22 FT.

The AMSTERDAM

THE low general lines and overhanging eaves of the Dutch colonial are carried out in this design. It provides a compact plan and is ingenious in the logical placing of rooms in relation to each other. We have a center entrance and hall, which is not always possible in a relatively small house. The exterior should be painted white, the roof sea green or light brown shingles, and green blinds.

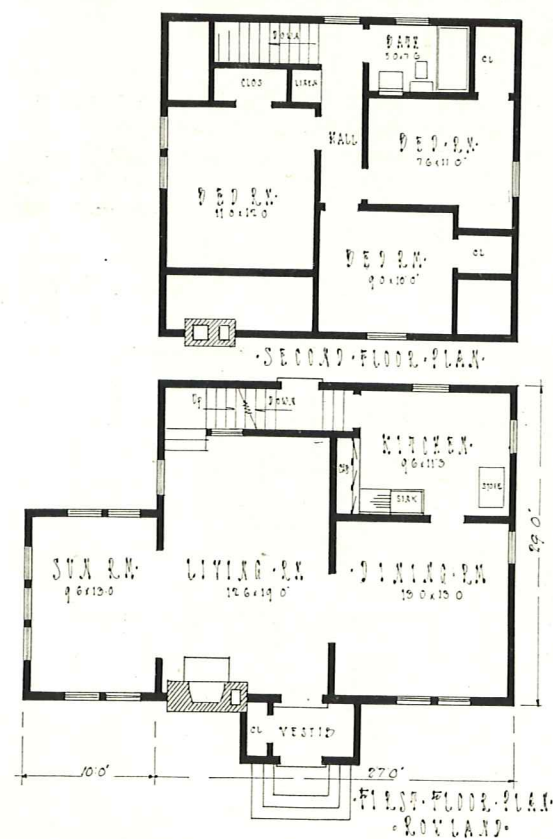
The interior has several features not always found in houses of this size. The vestibule entrance contains a clothes closet; the living room is well

lighted and has a fireplace; the combination stairway leads from both kitchen and living room. The kitchen has ample cupboard space. The second floor has a well lighted stairway and hall, three bed rooms, each with cross ventilation, and a large bath room. Colonial period furniture will furnish this home most attractively.





SIX ROOMS AND SUN PARLOR, 37 X 24 FT.



The ROWLAND

HERE is a small house that surely embodies unusual character—small and economical to build, but presenting a particularly good “front.” Its design is accentuated by the pleasing roof lines, the silver gray shingles, and a light brown roof and white trim. It is just the style you see nowadays, yet it is strikingly different. With new and modern furniture, colorful draperies and light window shades, you will surely be proud to show it to your friends.

The center entrance with vestibule leads to the living room. There is quite a roomy and spacious feeling about this downstairs layout—for the dining room, living room and sun room are all connected by wide entrance ways. The open stairway at the end of the living room gives convenient access to the second floor. Here we have three bedrooms and a bathroom.



SIX ROOMS AND BREAKFAST NOOK, 35 X 25 FT.

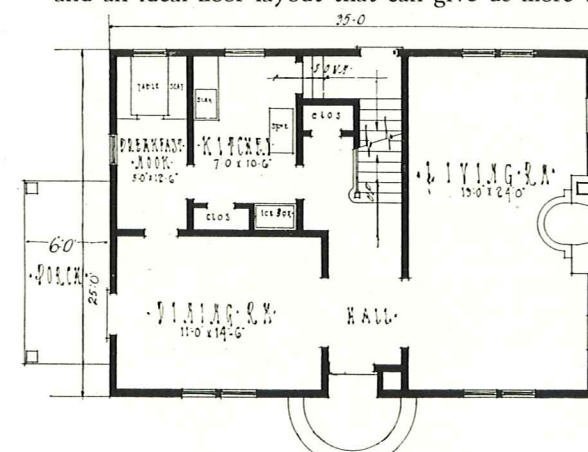
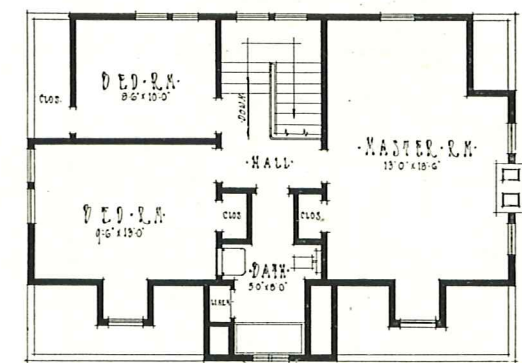
The KENILWORTH

IF we could only show you this attractive Colonial semi-bungalow with its appropriate colorings situated as it is alongside homes of various designs, you would also enthuse over it. Wide siding painted white and shutters of a rich green shade make a rich harmony of color that is exquisite.

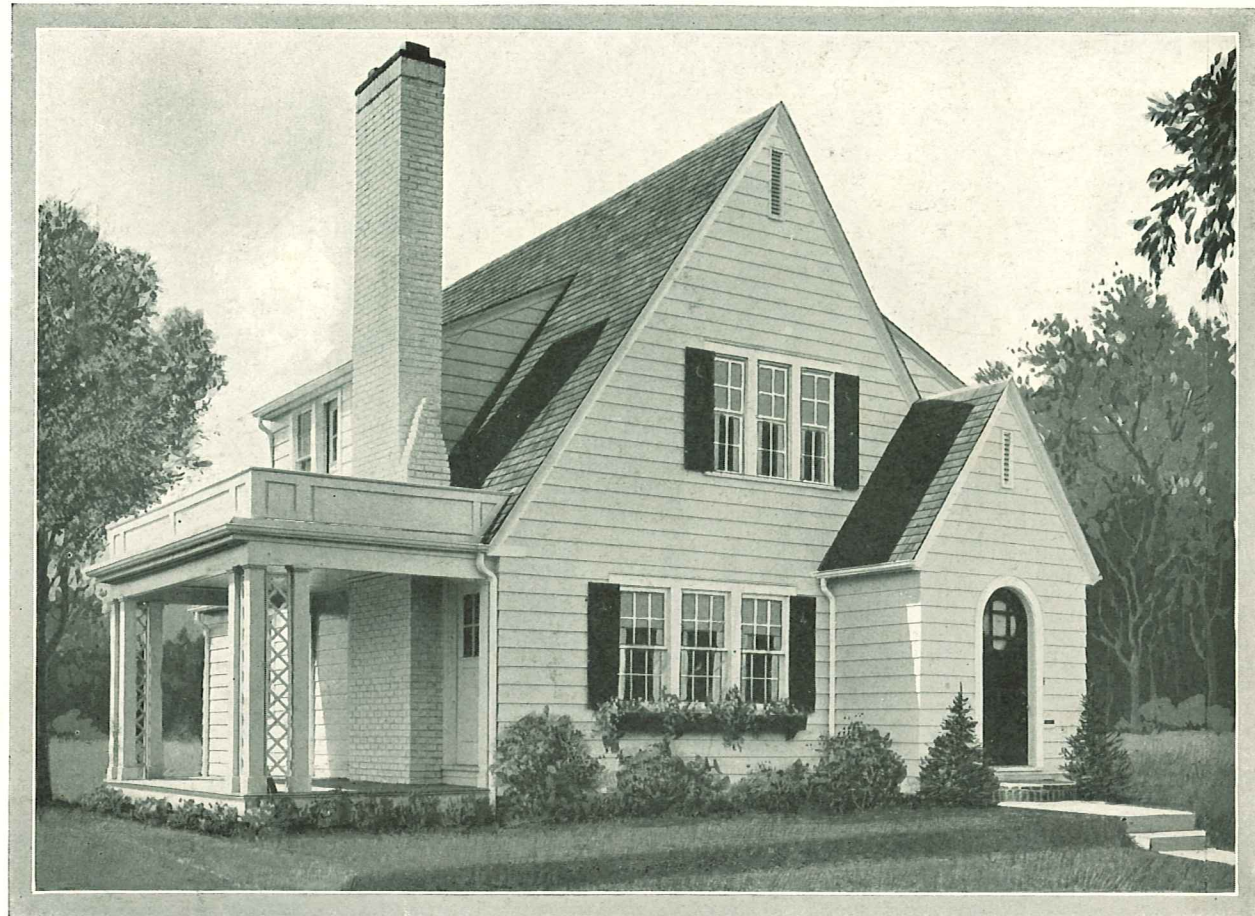
Seldom do we find a combination of exterior beauty and an ideal floor layout that can give us more than

this plan offers. The colonial roof and dormers, the modest entrance, the private side porch, give a distinction to this house that is dignified. Such a house will live through every style that may come; it has its own character that will always stand comparison with the newer homes built later in the vicinity.

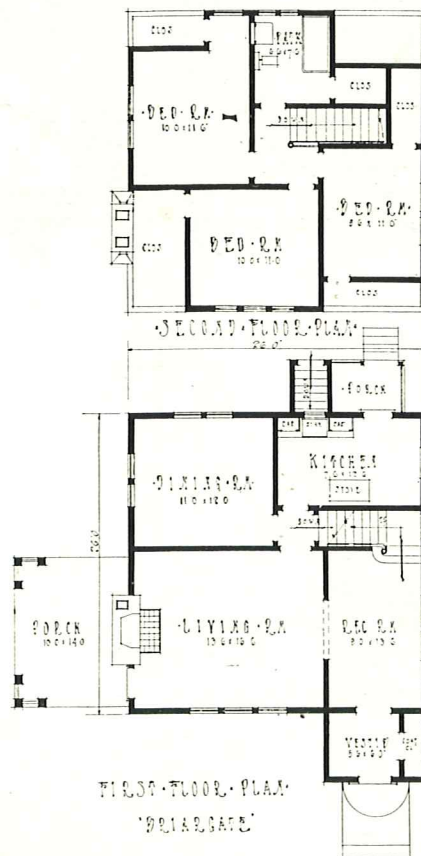
And every convenience has been included; it is a real gem both in exterior design and interior layout.

FIRST FLOOR PLAN
KENILWORTH

SECOND FLOOR PLAN



SIX ROOMS, 26 X 26 FT.



The BRIARGATE

THIS dignified house should appeal to the admirer of architecturally harmonious houses. A person building a home should give very serious consideration to its salability or resale value, in case of necessity. The Briargate conforms to present day styles or trends in exterior design and interior planning, and should be one that could be easily converted into cash, should the occasion require.

The vestibule opens into a large reception hall, from which the stairway leads to the second floor. Notice the quite unusual arrangement of these stairs. The living room has a fireplace, plenty of windows and wall space. The side porch is very desirable and serves a useful purpose. The dining room is compact; it has a doorway to living room, giving it a privacy often desirable.

The second floor has large bed rooms, well lighted and ventilated.

The family living in this well designed house will find considerable pride in its ownership.

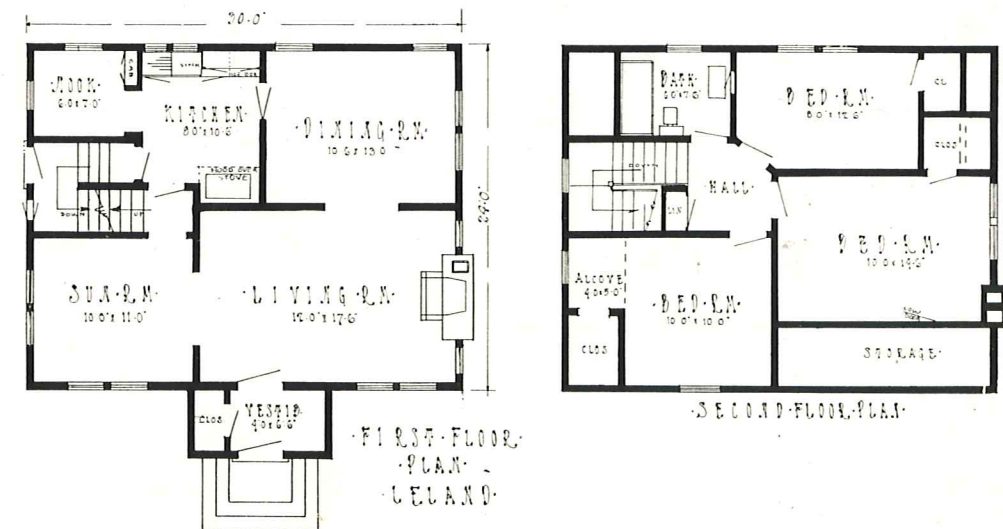


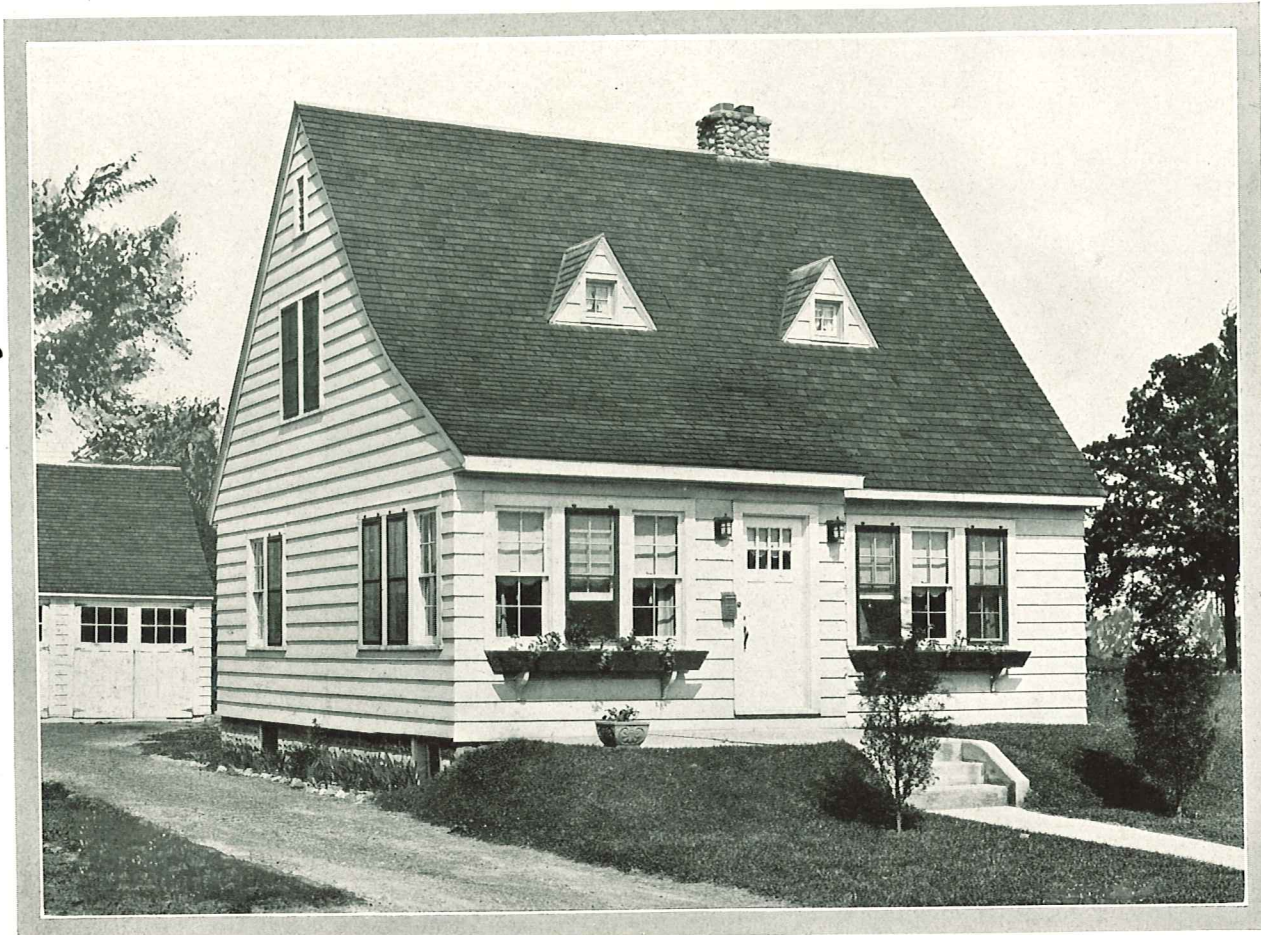
SIX ROOMS, NOOK AND SUN PARLOR, 30 X 24 FT.

The LELAND

FOR those who prefer the modest and retiring type of home this English semi-bungalow was designed. With three bedrooms upstairs and dining room, breakfast nook, large living room and sun room it accommodates nicely the family of average size. The stairs lead directly to the kitchen door to give privacy if a maid is kept.

Unlike the Rowland design, the sun parlor is under the main roof making the house more compact and easier to heat. The two windows in the breakfast nook make it a bright and cheery place to start the day, and the fireplace makes the living room cozy for an evening at home with friends. A house both attractive and comfortable to live in.



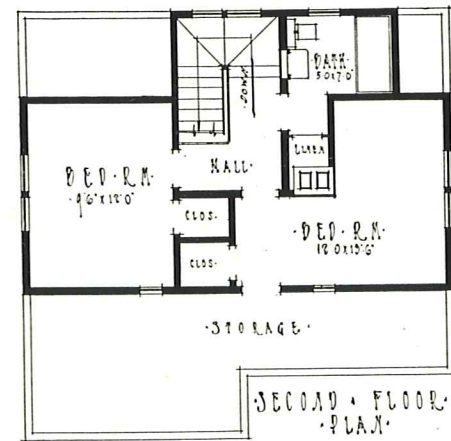
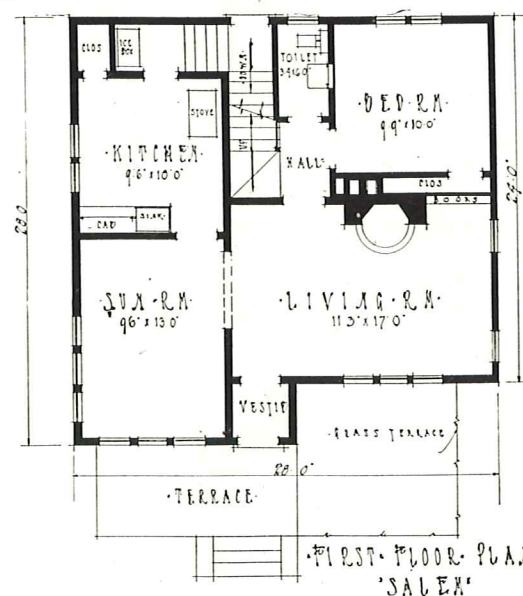


SIX ROOMS, 28 X 28 FT.

The SALEM

FOR a bungalow with the pleasing lines of the Colonial type, we have in this house a little gem. It has the real look of a home, where folks live who are active in their community life and enjoy their surroundings. We have an interesting layout of the rooms in this house. The entrance has a vestibule,

very desirable in the colder climates. The living room has a fireplace with an open book shelf. The connecting sun room is really the dining room, cheerfully lighted with six windows. The bed room and toilet on the first floor will be appreciated in many households. The kitchen arrangement, with closet and



place for ice box, is very convenient.

The second floor has two bed rooms and a bath room, and ample closet and storage space.



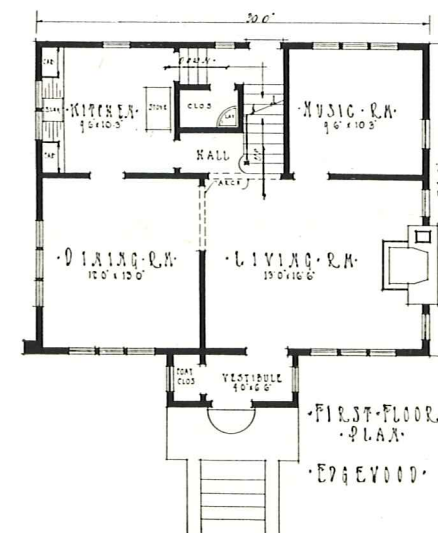
SEVEN ROOMS, 30 X 24 FT.

The EDGEWOOD

THE English Colonial lines are well typified in this design. The wide shingles, narrow cornices and bold entrance are essential in this style of house. The exterior colors should be white, with gray trim, brown brick chimney and a light brown roof. Draperies should be colorful, window shades of ochre color.

The interior arrangement gives a large living room and dining room across the front. The music room can

be used as a library or bed room. The hall, with door to kitchen is very convenient. The closet at grade landing can be a wash room, if the local restrictions are not contrary. The second floor has three bed rooms, large closets, a roomy bath room and well laid out hall. The entire house will be always up to date as it is a true example of domestic American architecture, and a type which is rapidly increasing in favor.





SIX ROOMS, 26 X 26 FT. 6 IN.

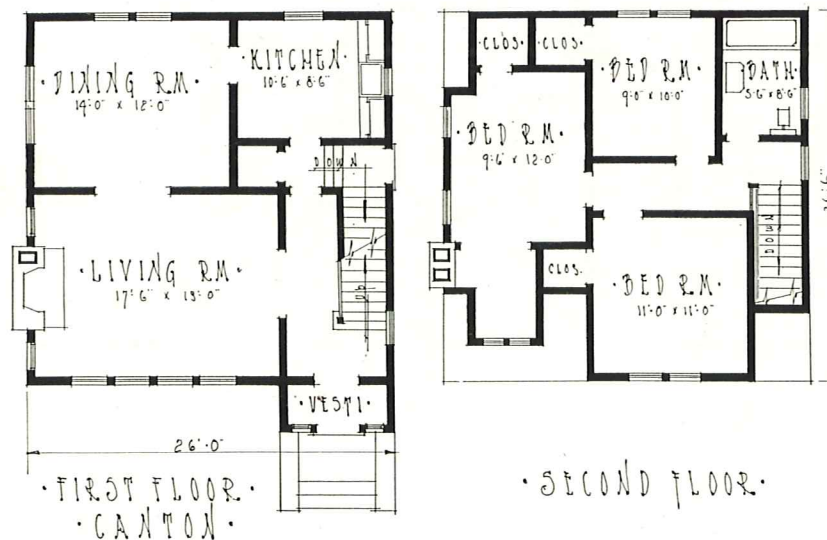
The CANTON

HERE is a design that should interest those that want an English type home that is not considered freakish. It is pleasing to the eye, and your liking for this design will not diminish. There is an artistic effect gained with the peaks in the roof and over the entrance. The span of four windows gives nice balance, and the dormer windows above complete the

"cottage" appearance which is very effective.

There is quite a different arrangement of the stairs in this plan. They ascend directly from the outside doorway, with a nice balustrade showing from the living room. There is a side grade entry, and a coat closet in the rear hallway; a fire place is included at the end of the commodious living room. The dining room is conventional, with plenty of light from two pairs of windows. A breakfast nook might be easily added in the rear of the kitchen, and plans will be so drawn this way if specified.

One bedroom upstairs is quite "roomy" indeed, while the other two are smaller. By the addition of a disappearing stairway in the hallway, an additional amount of storage space would be gained.



SIX ROOMS AND MUSIC ROOM, 24 X 33 FT.

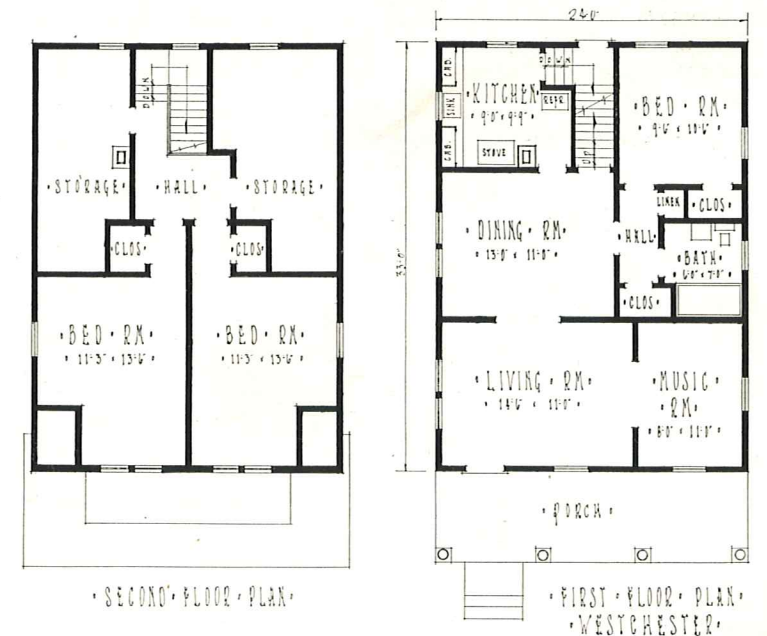
The WESTCHESTER

THE attention of the passerby cannot help but be arrested at a glimpse of this home. There is an excellent character in its proportions, Southern Colonial in atmosphere. The architectural lines and style is one which we see too little of. If a home of real distinction is wanted, one which will always be in good taste, simple to construct, the Westchester can be very appropriately recommended.

The first floor has a typical bungalow layout, with the exception of a music room or library instead of a second bedroom. A complete bathroom is located downstairs and you will find a linen closet, and another closet well located. The kitchen is not large, but mighty convenient, for everything is within easy reach with cupboard space and sink along the side wall, and a rear grade entry.

There are two bedrooms upstairs, each with windows on two sides. Then there is quite a little storage space under the roof to the rear.

Colonial designs like this should



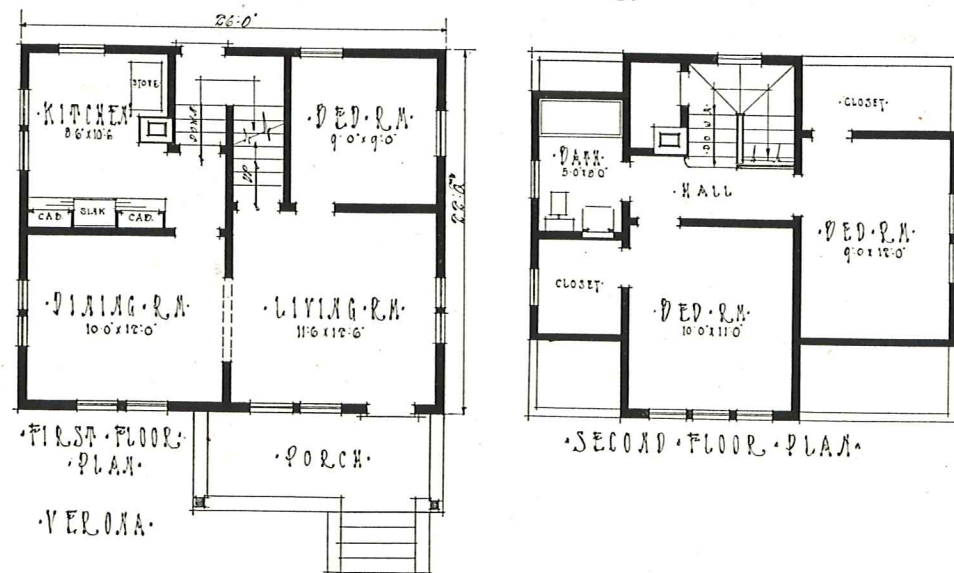


SIX ROOMS, 26 X 22 FT.

The VERONA

THE house shown in this illustration is very compact, of simple lines, and economical in construction. The roof lines, with its wide cornice and gabled ends on porch and dormers are in good proportion. The combination of shingles and siding tend to keep the height down and offset the broad plain surfaces of the house.

We have six rooms in this plan which are well arranged. The bedroom on the first floor can be used as such or it would be desirable for a den or study. The kitchen could be made larger by extending this room four feet to the rear. The plumbing is located in such a way as to reduce the cost of installation, the bath room being just over the kitchen.



SIX ROOMS, 30 X 25 FT.

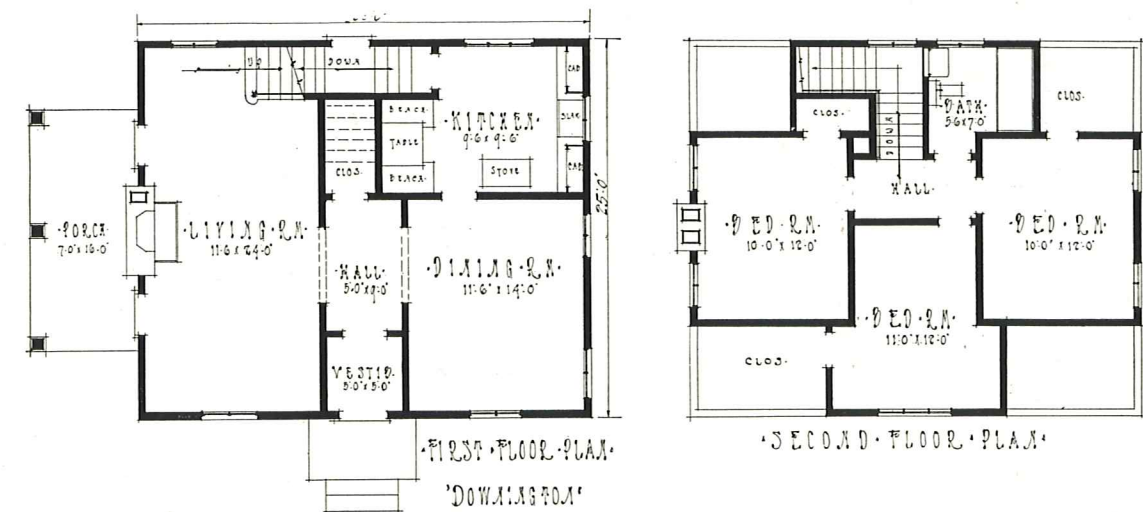
The DOWNINGTON

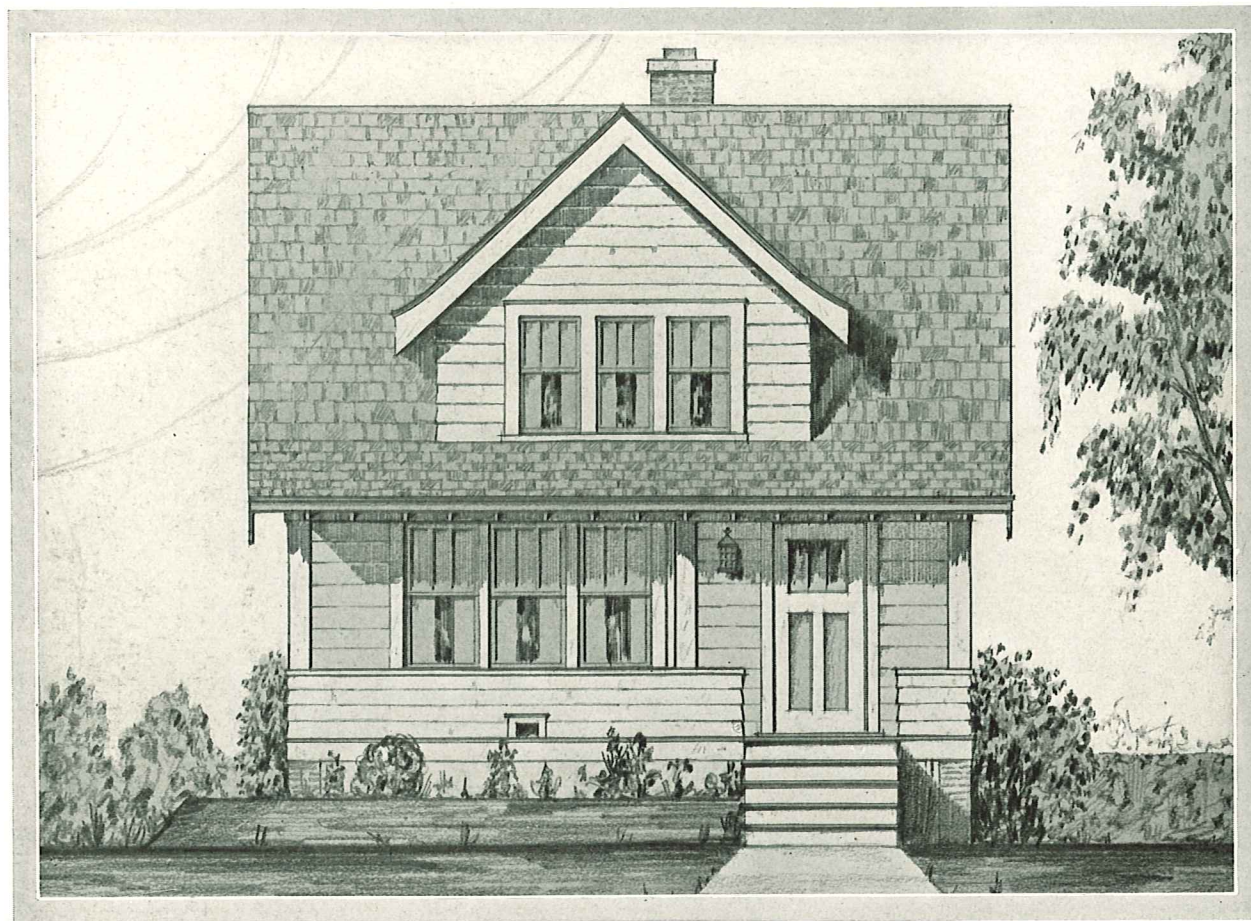
THIS charming house has that pleasing well designed appearance everyone admires but which is so seldom realized in small home planning. The central gable, with its dignified doorway are the features of this place. The side porch and chimney make an added attraction.

The plan calls for six rooms, well arranged with relation to each other. The living room is especially

large and has a fireplace, open stairway and French doors leading to side porch. The kitchen has a recessed nook for breakfast bench and table.

The second floor includes three bed rooms that have large closets, and storage space. The bath room has a recessed tub. Exterior treatment of silver gray shingles, brown roof and a terraced lawn make a pleasing color combination.





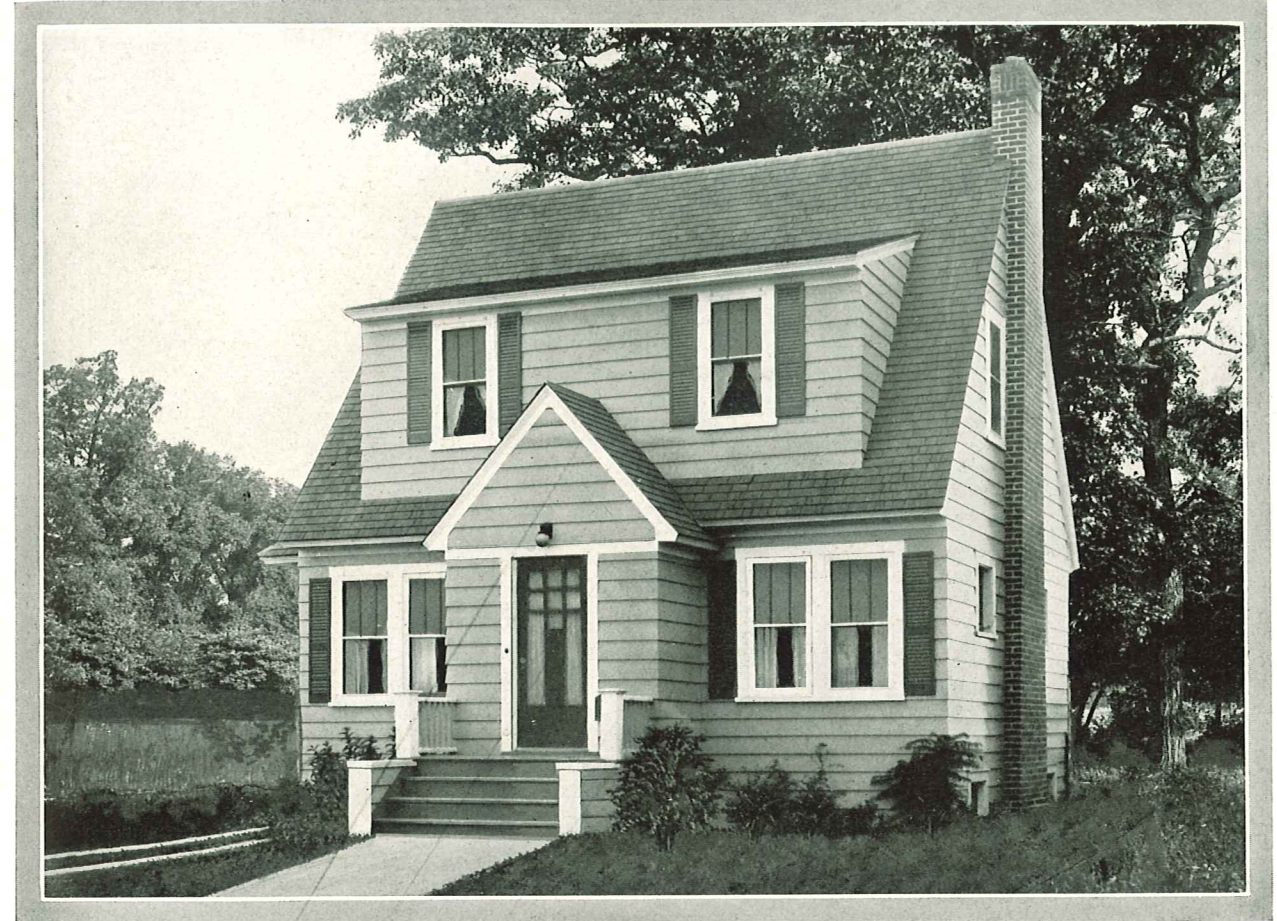
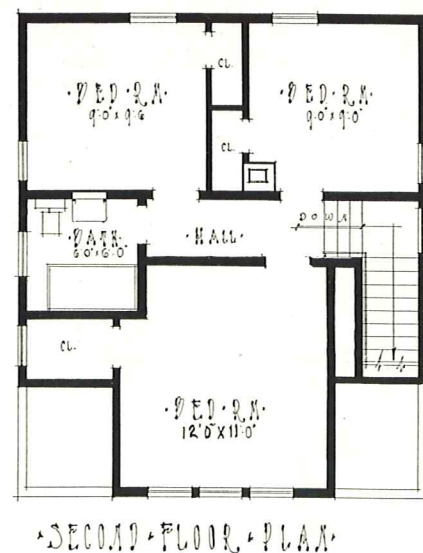
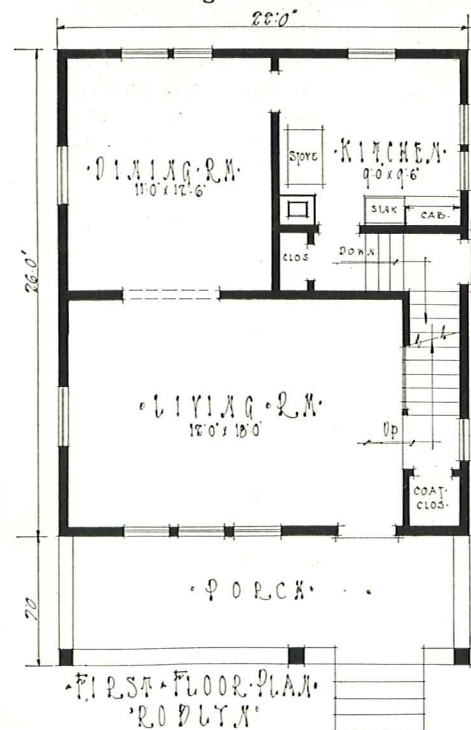
SIX ROOMS, 22 X 26 FT.

The ROBLYN

THIS house is about as small a building as can be made to give six rooms. We have given the ex-

terior a balance in keeping with the size of the house, modest in appearance, still in harmony with the idea of a small house.

The interior has been planned to give the utmost available space to each respective room and to save steps in the daily housework. The basement has an exterior door, as well as direct access to the kitchen. The bedrooms on second floor have ample provision for windows and closets. This plan makes the best house in the book considering the low investment.



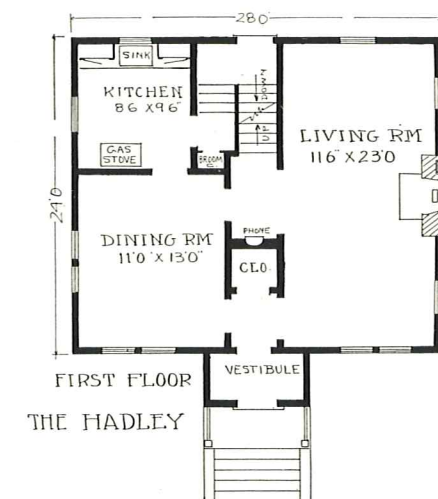
SIX ROOMS, 28 X 24 FT.

The HADLEY

JUST a plain, simple, comfortable home, and not at all pretentious. A harmonious color combination will best bring out its homelike atmosphere, a cream color, for instance, with green blinds, and a roof of autumn brown. The small outside dimensions of this house give plenty of space for ornamental trees, shrubbery, garden space and lawn. Yes, and a garage, too.

The large living room with light on three sides will serve as a sun room as well; the side windows could

be larger. The big open fireplace is included in this design, for it is a source of good cheer not only in winter, but also in spring and fall when the furnace fire burns low, and even in the cool damp rainy evenings of summer. The small but convenient kitchen makes room for a larger dining room, and good facilities for entertaining. Upstairs, each of the bedrooms have cross ventilation. Their doors are convenient to the bath, and to the linen closet as well. This is an excellent home for those who are fond of plain simplicity.





SIX ROOMS, 24 X 24 FT.

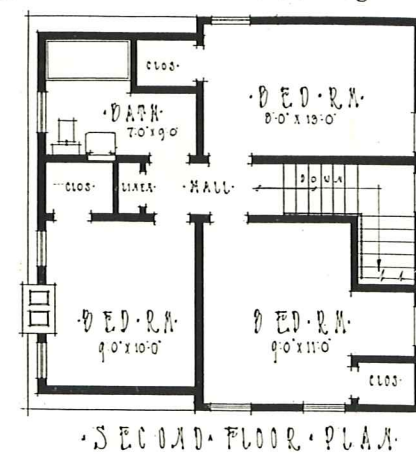
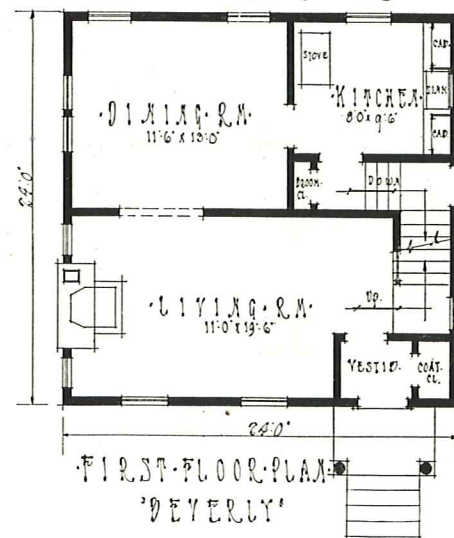
The BEVERLY

THE long sloping roof line, with dormer windows and chimney, are the marked characteristics of this house. We have a simple hooded entrance to balance the house, the entire effect being very pleasing. Plain siding painted white is just right for this house.

Of course the size of the house does not permit large rooms; however the division of space has been very well done, each room being large enough for the

purpose intended. The entrance has a vestibule and closet. The living room has a fireplace and an open stairway at opposite end. The wall space allows for ample furniture distribution.

The kitchen has the sink underneath the window, with cabinets on either side, and a broom closet in the hall. The basement has direct access to either inside or outside of the house through the side door.

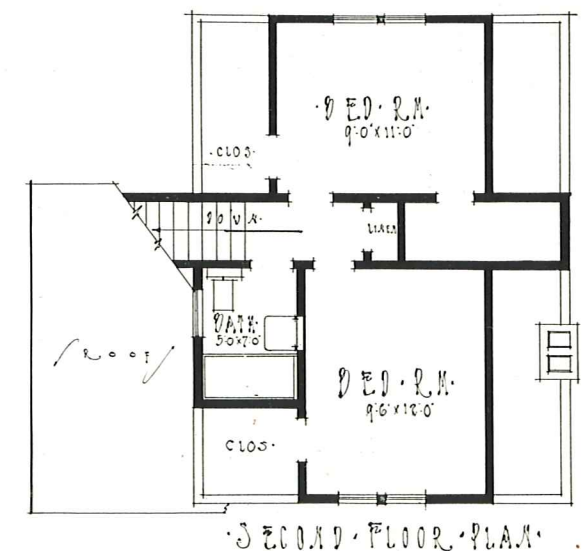
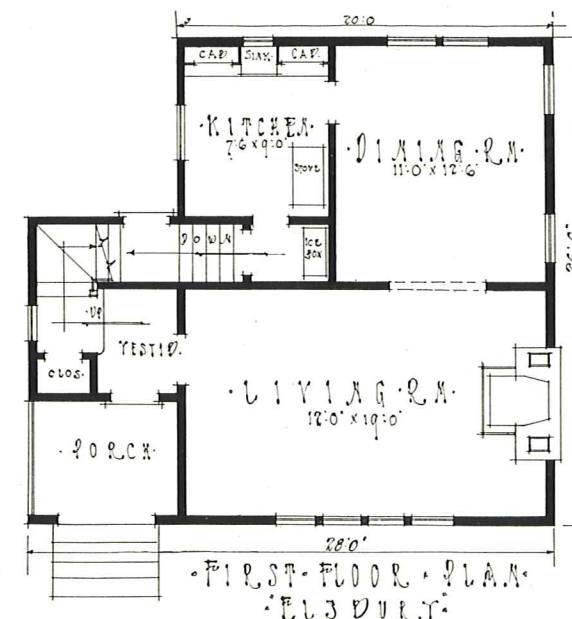


FIVE ROOMS, 28 X 26 FT.

The ELSBURY

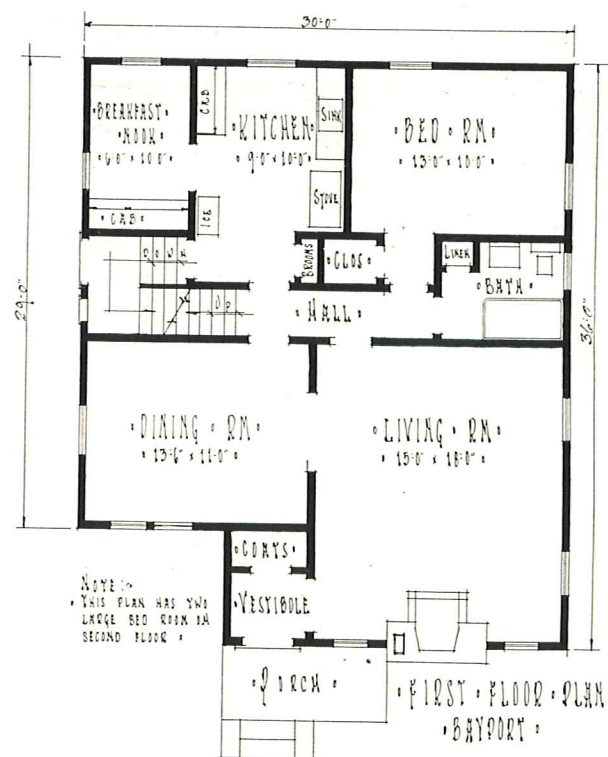
THIS modest home is actually 20'x26'; the side entrance and porch make it very attractive. Note the unique entrance and stairway, with kitchen access to grade door and basement; note also the dining and living rooms with four windows each and French

doors between. The second floor has two bed rooms and a bath room. The exterior should never be painted anything but white, the blinds, sash trim and shingles may be brown. The flower box will add to the appearance.





SIX ROOMS AND BREAKFAST NOOK, 30 X 36 FT.

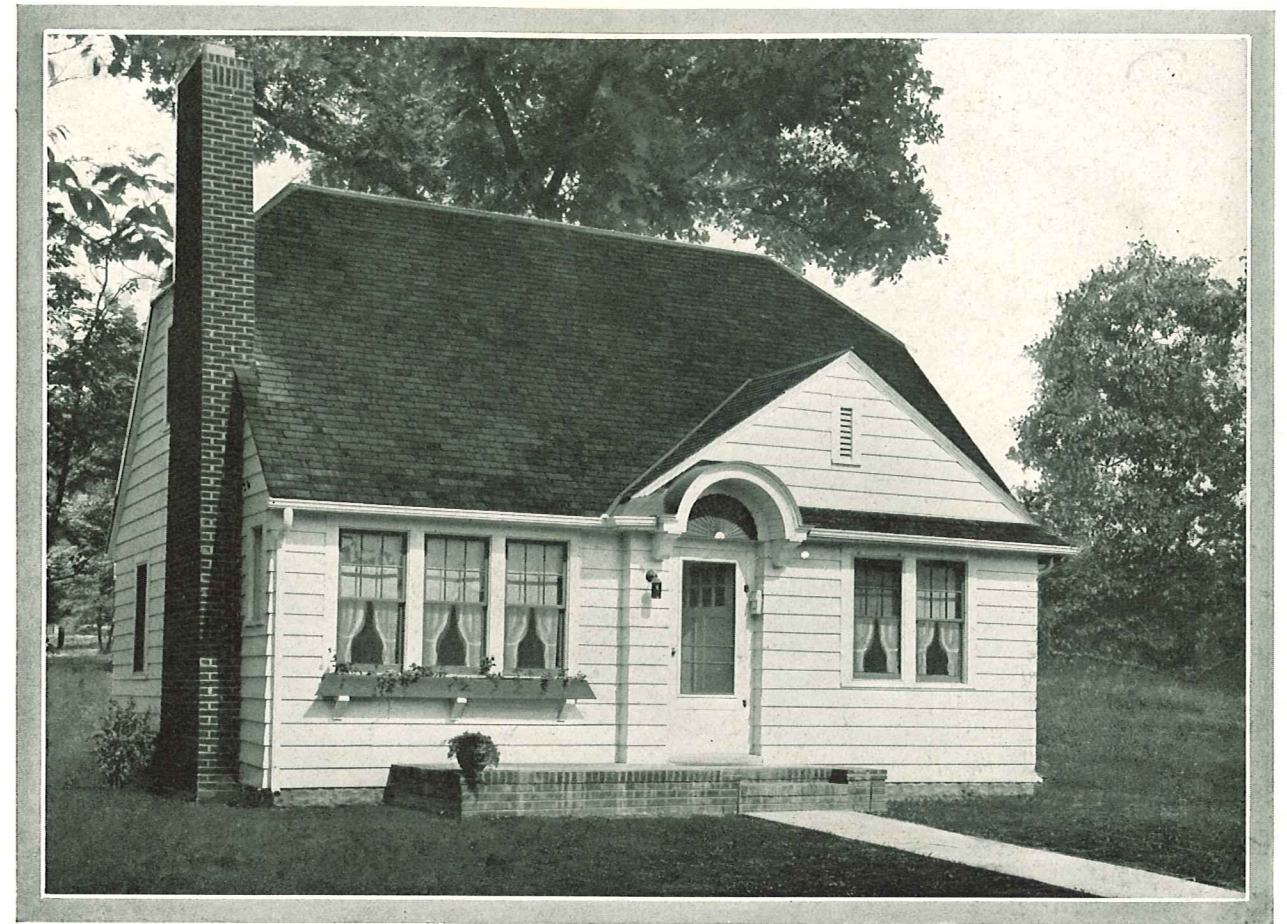


The BAYPORT

THOUGH we show only one floor plan here, we want to call attention to the second floor for our blueprints call for two large bedrooms upstairs. If your lot faces such that it would be more desirable to have the plan reversed, the blueprints can be reversed for the contractor to accomplish this.

This is surely a popular little bungalow, requiring a forty-foot lot. The living room, nearly square, with its four windows is of a real satisfactory size, made very comfortable and homelike by the fireplace in the front. Whether in the daytime with the windows—colorful drapes at either side—admitting a flood of light and sunshine, or at night in the glow of the lamplight and with a fire on the hearth, the living room is always certain to be a delightful place to spend one's time.

The kitchen is one of the best arranged, with everything within easy reach by taking only a few steps. The breakfast nook is larger than usual and has cupboard space at the left. Notice too the coat closet off the vestibule, the broom closet, the linen closet, and the closet off the first floor bedroom.



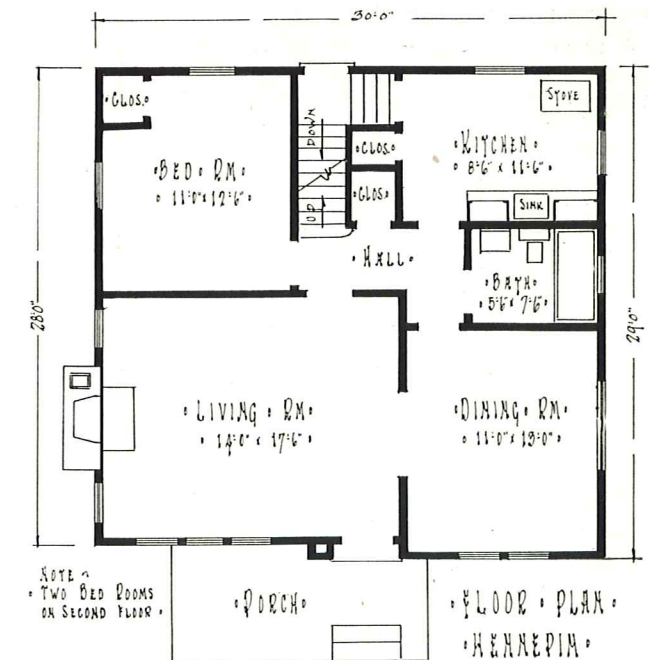
SIX ROOMS, 30 X 29 FT.

The HENNEPIN

HERE is a cottage packed full of conveniences. You may outgrow it eventually and move into a larger house, but you will be comfortable as long as you live in it. It is another one of our designs that may be completed later just as well as not, for the two bedrooms on the second floor may be finished when circumstances demand.

As a whole, the proportions are good, the balance perfect. The three windows at the left are balanced by the two at the right and the peaked roof and doorway; it is the handsome Colonial doorway too that distinguishes the exterior. Wide siding is particularly appropriate to this small bungalow—it is delightfully attractive and inexpensive to build. It should be painted white, of course, with a dark green roof.

Keep flowers in the flower box during the summer. Plant some shrubbery in front and you will be proud of your investment in this house.





SEVEN ROOMS AND BREAKFAST NOOK, 24 X 36 FT.

The MIDVALE

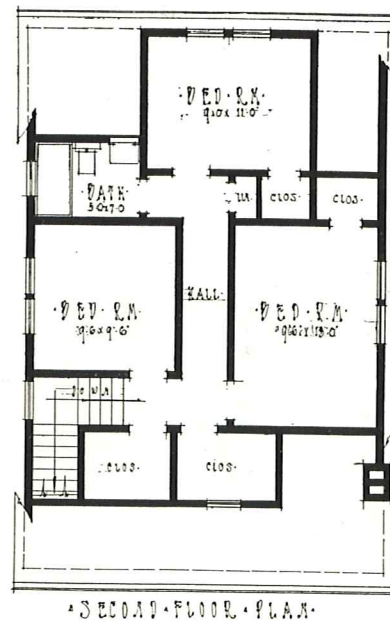
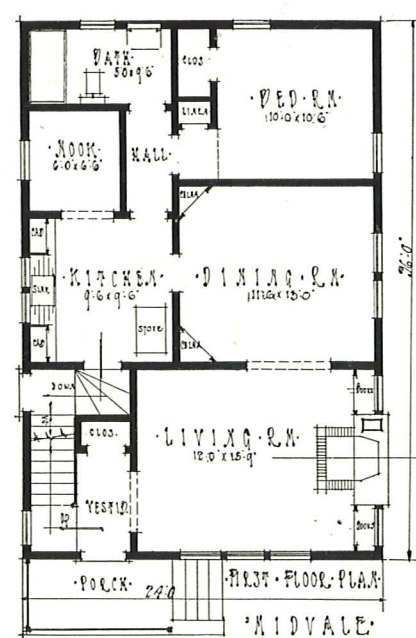
THIS bungalow has a charm of its own, the distinctive elevation giving character to the house. Small places of this type can be economically built and still retain a fine appearance.

The vestibule entrance is large and roomy and is made very attractive by an open stairway which leads to the second floor. The living room with its three wide windows and fireplace is large enough to be furnished in comfort; a piano and davenport may both be included if desired. Book cases may be added on either side of the fireplace, without crowding.

The kitchen is at the center of the house, with a convenient stairway leading to the grade door and basement.

The first floor bed room is at the rear, with a bath room conveniently placed. It truly is an ideal floor plan.

The iron railing is a feature that should not be omitted. The house may be built on a 30 foot lot. The service sidewalk to the street should be separate from main walk. If a driveway is made, place it on grade door side.



SECOND FLOOR PLAN



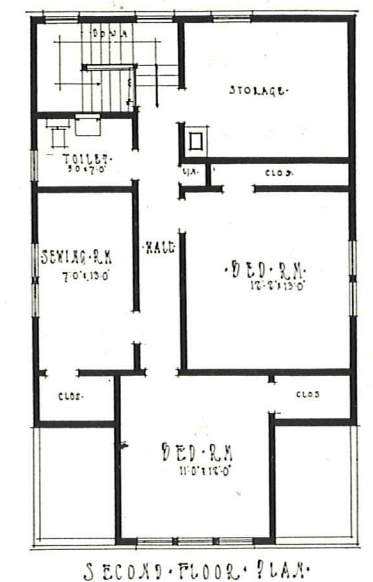
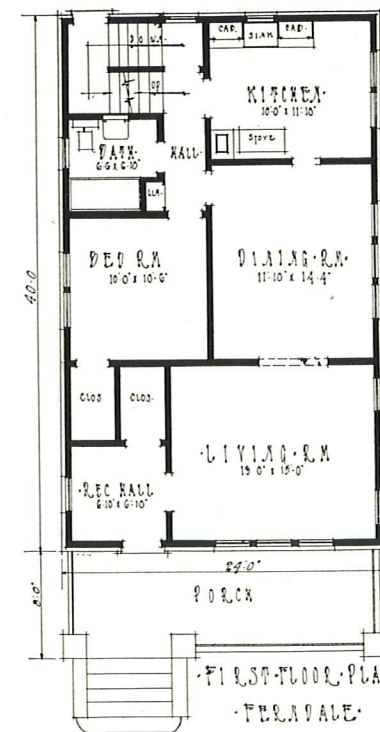
SEVEN ROOMS, 24 X 40 FT.

The FERNDALE

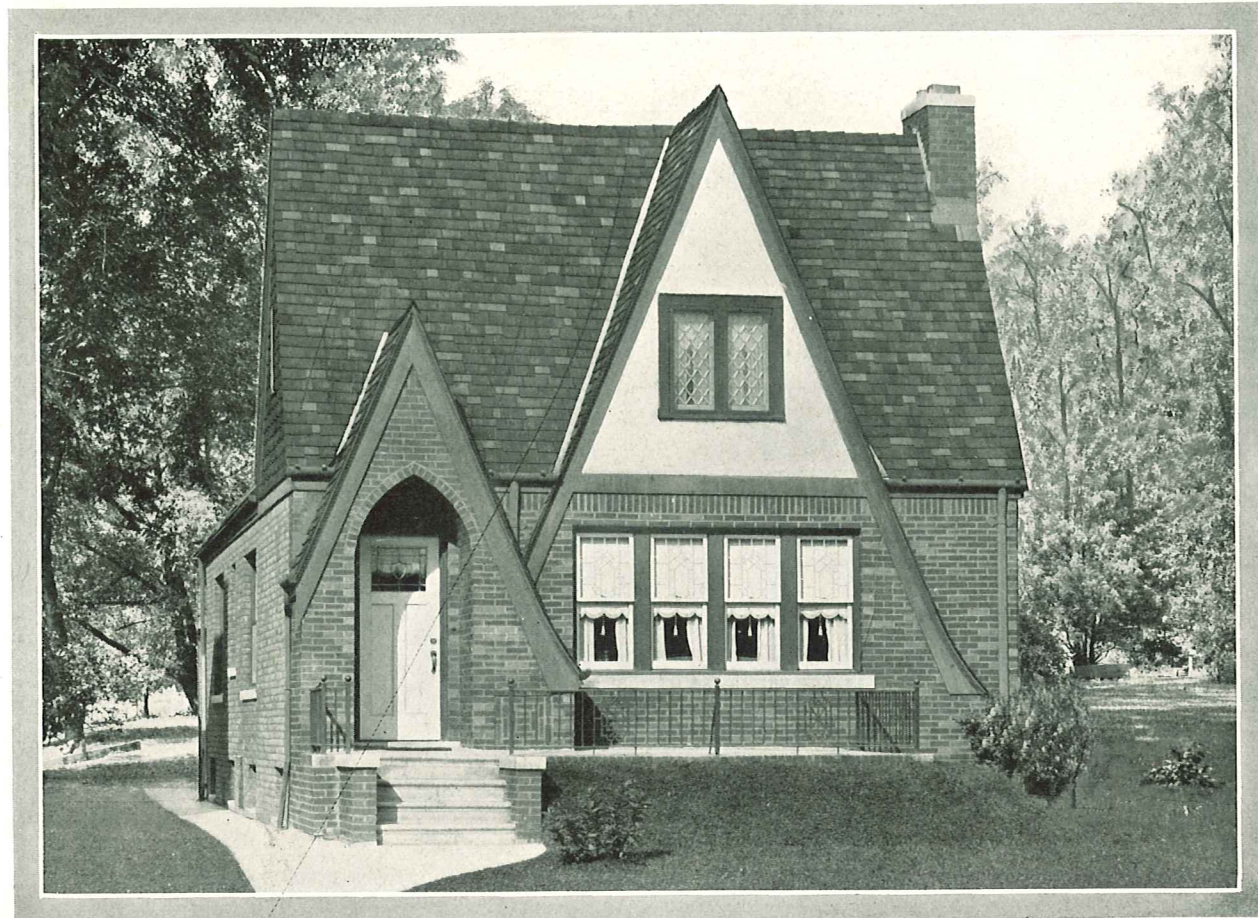
THE Ferndale is very practicable, with its bed room and bath room on the first floor; it will fit the requirements of many householders. The stairway location is unique; it leads upstairs conveniently from the rear hallway, and it leads therefrom to the basement and grade door at the rear. There is direct access from the kitchen either up or down.

The upper floor has two large bed rooms, a sewing room, plenty of storage space and if desired, a toilet.

The exterior is finished for the lower floor with brick of a light color. Even the more expensive bricks are relatively cheap in the end, considering their durability. For actual resistance to weather and fire, nothing has been devised to surpass it. Centuries of exposure serve only to enhance its beauty. That is why we have included a brick semi-bungalow for your consideration. The front porch is concrete; with its stone steps and iron railing, it makes a very dignified exterior.



SECOND FLOOR PLAN

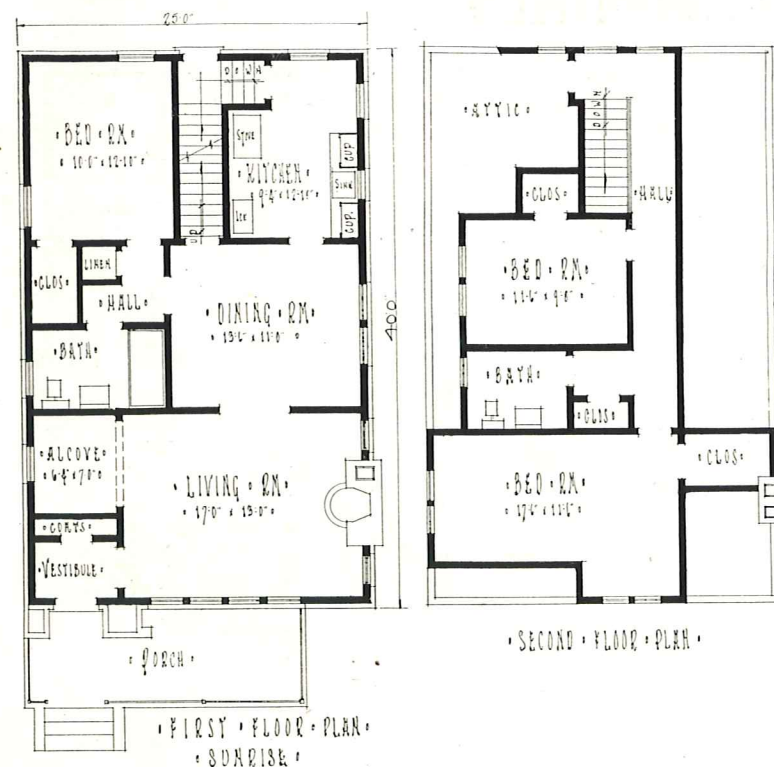


SIX ROOMS AND ALCOVE, 25 X 40 FT.

The SUNRISE

THE sweeping and curved gables of this design over the windows and doorway make this home an outstanding one. In some localities this home would be quite a departure in design, while in others it has been built with variations over and over again. You will not find many like this in plan books. It probably should be classed as English in design, which we consider quite a little gem. In building a brick veneer, you will find that while it may cost a little more; however, your banker will loan more because it is a better investment. It will be less expensive to maintain for it requires no paint, except enough to keep the trim from decay.

The floor plan is outstanding, one of the many features being the alcove off the living room, to be used as a den, a music room, or a library. A physician or minister often requires a room where a little privacy may be had upon occasions. The bathroom is downstairs, near the one bedroom on the first floor. Upstairs we have toilet facilities provided, two bedrooms and some storage space. Truly, an excellent home both inside and out.



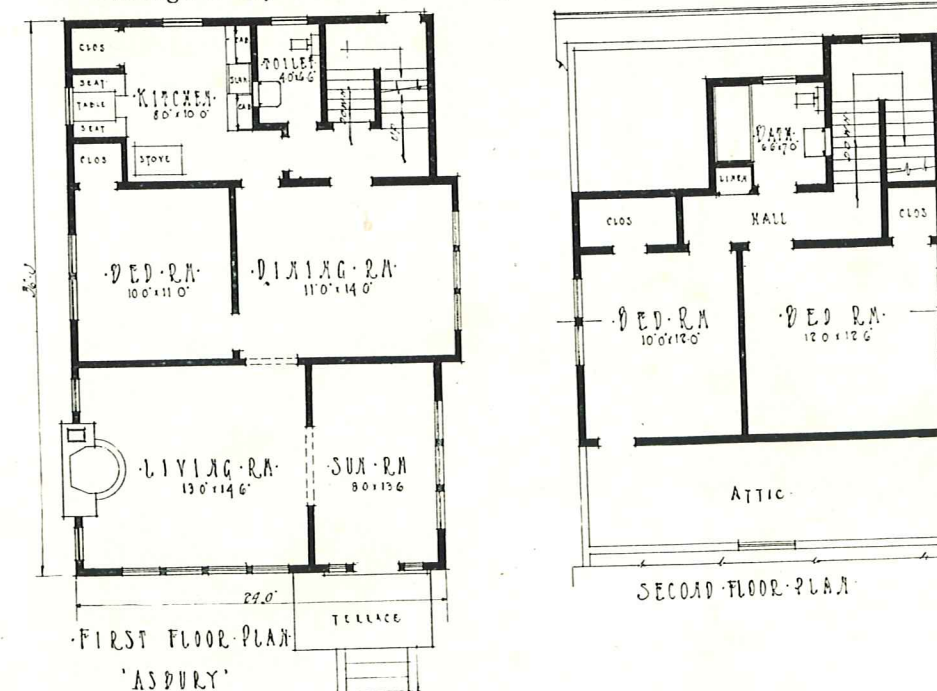
SIX ROOMS AND SUN PARLOR, 24 X 36 FT.

The ASBURY

THIS house is suitable to build on a narrow city lot, although the bay window in the dining room might

have to be eliminated on a 30 foot lot. The entrance through a sun room, with a bright decoration, wicker furniture and colorful window hangings, will give a warm welcome to your guest. The living room connected with the sun room, all across the front of the house, makes a charm that we usually find only in large homes.

The kitchen, with its breakfast bench and table, a toilet on the first floor, a down stairs bed room are added features. The second floor has two large bed rooms and a bath room. For the size of the house, it is an ideal layout and convenient for family life.



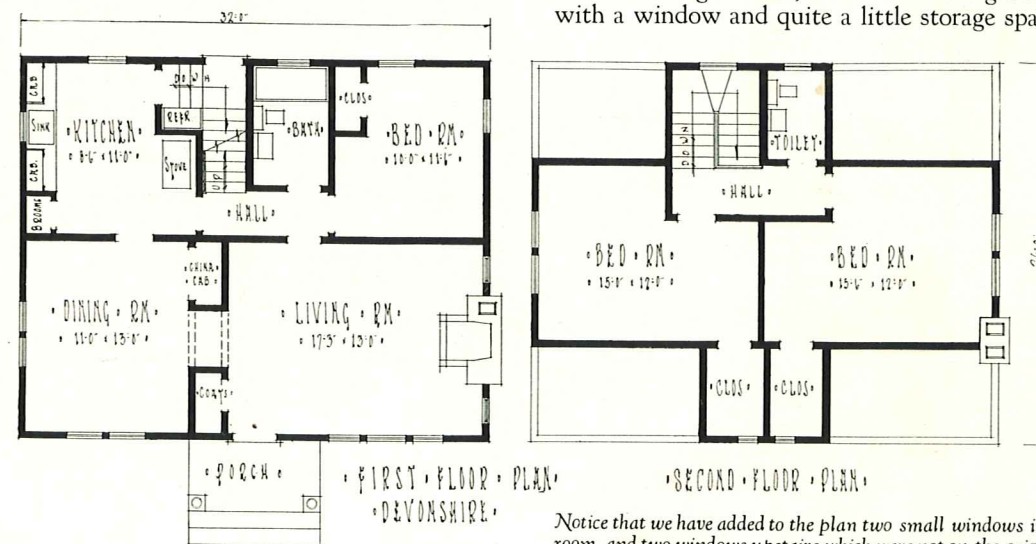


SIX ROOMS, 32 X 26 FT.

The DEVONSHIRE

SOMEONE has said "Four Rooms now and Six Rooms later." This is a good way to start off, saving the expenditure of finishing the upstairs rooms, and the consequent interest charges until the necessity demands. This house is complete on the first floor, and the downstairs bedroom will be most convenient even after the second story is finished.

This floor plan has been most popular, and many semi-bungalows are built using this plan as a basis. The Cretin is one variation; the Ben Avon another. Because they are so popular, you are reasonably sure of a ready market in case a quick sale should perhaps become necessary. In this plan the two upstairs bedrooms are of good size; there are two big closets each with a window and quite a little storage space.



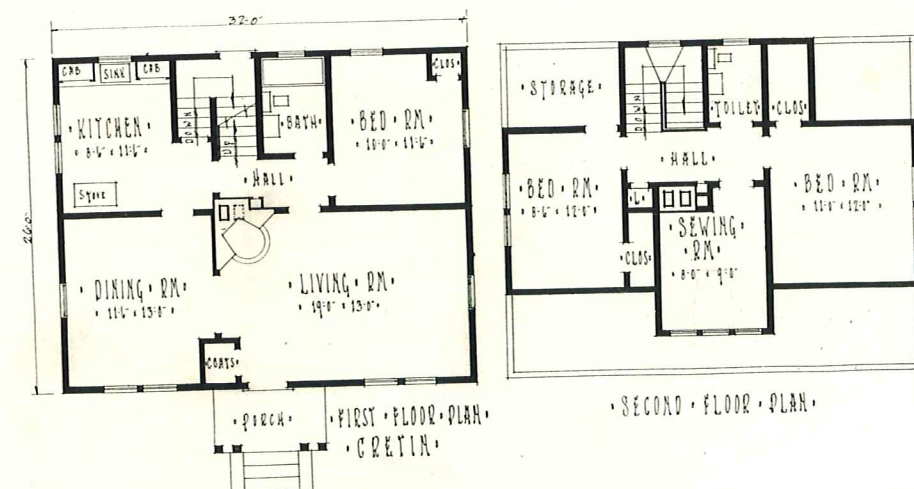
SEVEN ROOMS, 32 X 26 FT.

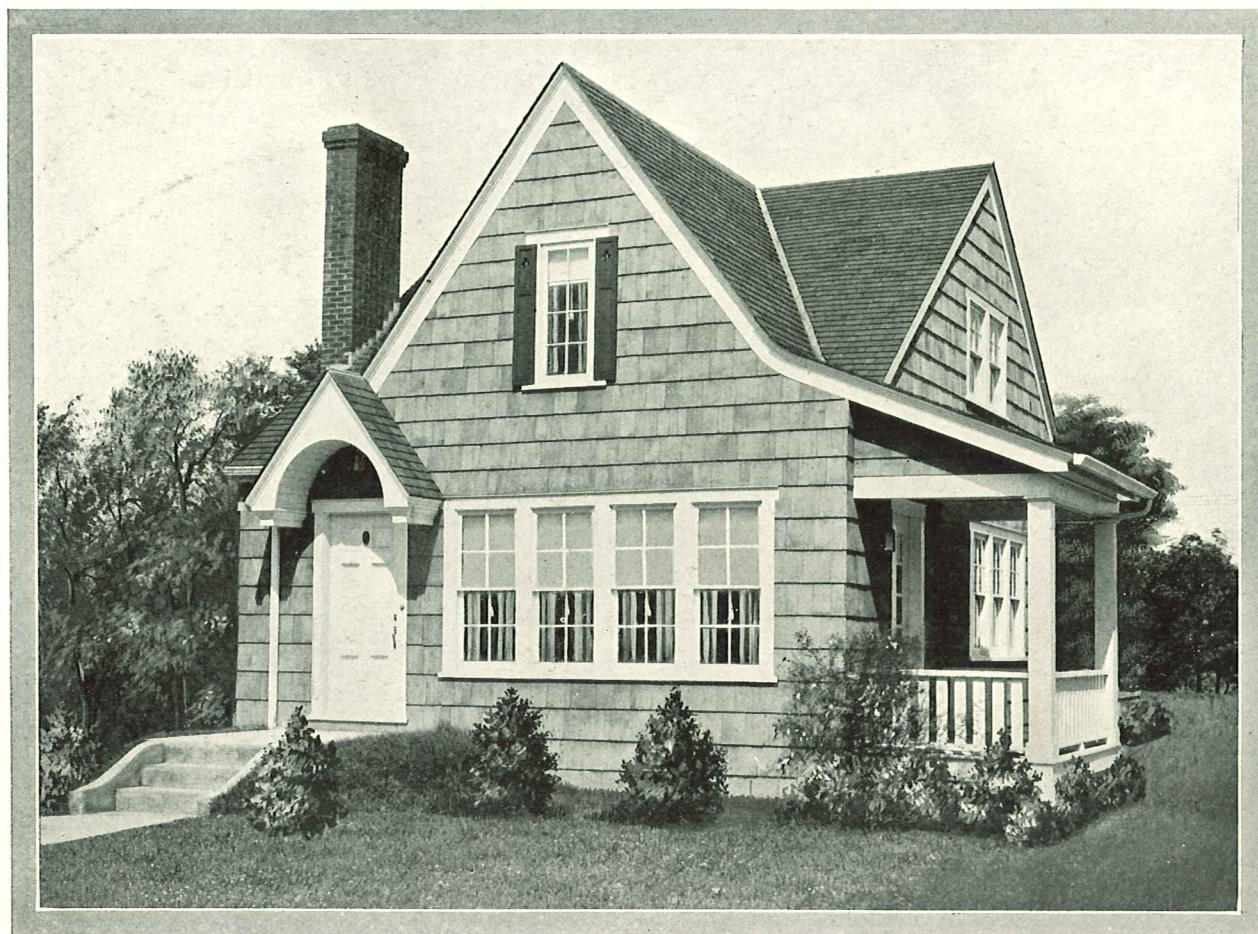
The CRETIN

SOMETIMES a single detail will lift a small home out of the commonplace. This may be said of this design, the Cretin. The good proportions of the house as a whole, the finely spaced windows are all important considerations, but it is really the handsome Colonial entrance that distinguishes this exterior.

The floor plan and size of this home is very nearly the same as that of the Devonshire—except the

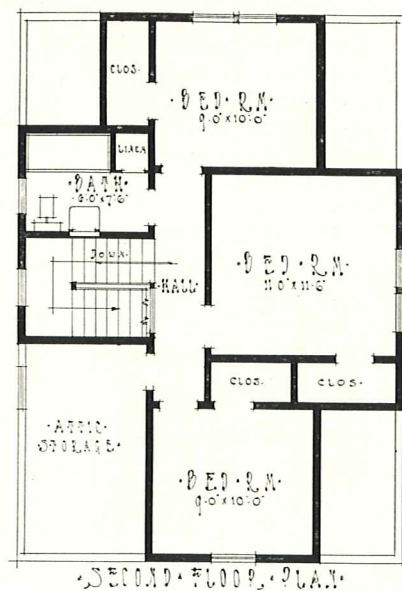
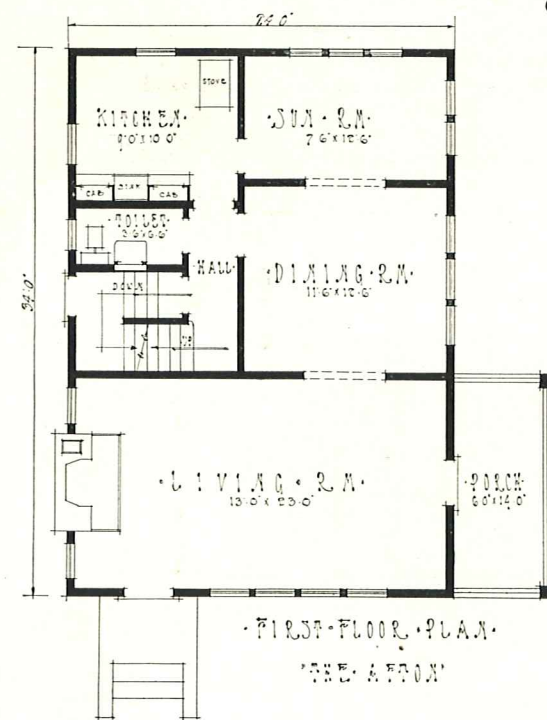
Cretin includes a sewing room whereas the Devonshire does not. But because of the popularity of this plan, we have felt that both designs should be included. Consider them both, and build the one that suits your requirements best. Study this floor plan carefully and you will find much to recommend it for a home of only moderate cost. It is a home that will be found very practical indeed for the average family.





SEVEN ROOMS, 24 X 34 FT.

The AFTON



THE plan demonstrates an excellent example of what can be done with a small house, both as to exterior and interior. The hooded entrance, balanced by the modest porch is very pleasing.

The large living room has a fire place and plenty of wall space. The dining room and sun room, with doors in line with living room, makes the whole interior look quite "roomy." The sun room can readily be used as a bed room.

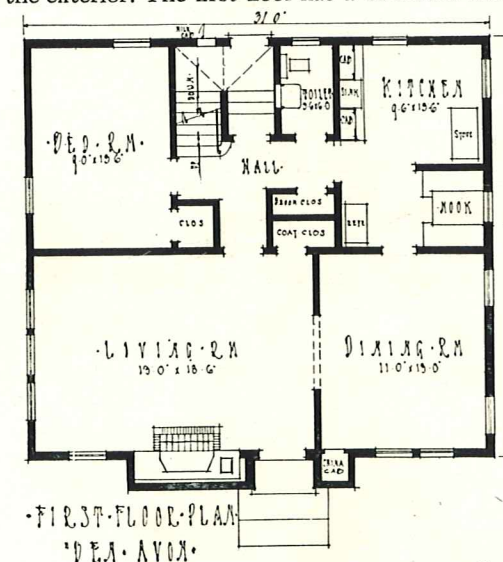
There is a toilet on the first floor. The side entrance gives access to both floors without going through the house. The second floor has three bed rooms and a bath room. The entire plan is well laid out and will make a particularly attractive home for a small investment.



SIX ROOMS AND BREAKFAST NOOK, 31 X 28 FT.

The BEN AVON

THE Ben Avon is our front cover design. You cannot help admiring its pleasing lines, good proportions, inviting appearance. The deep recessed entrance is attractive and, at the same time, gives weather protection. With gray shingles, light brown shutters, white sash, straw-colored shades and brown roof, the color scheme is perfect. Evergreens and shrubbery add to the exterior. The first floor has a bedroom and



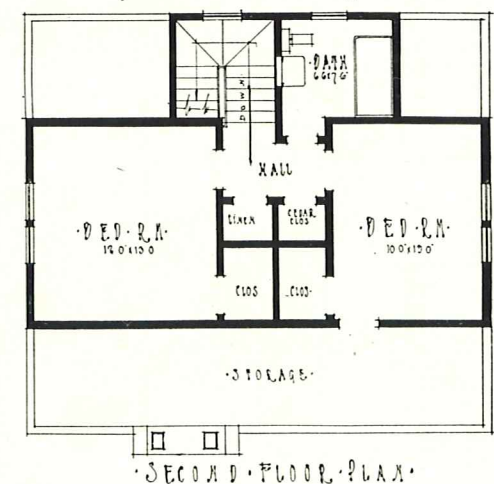
The BEN HOVA

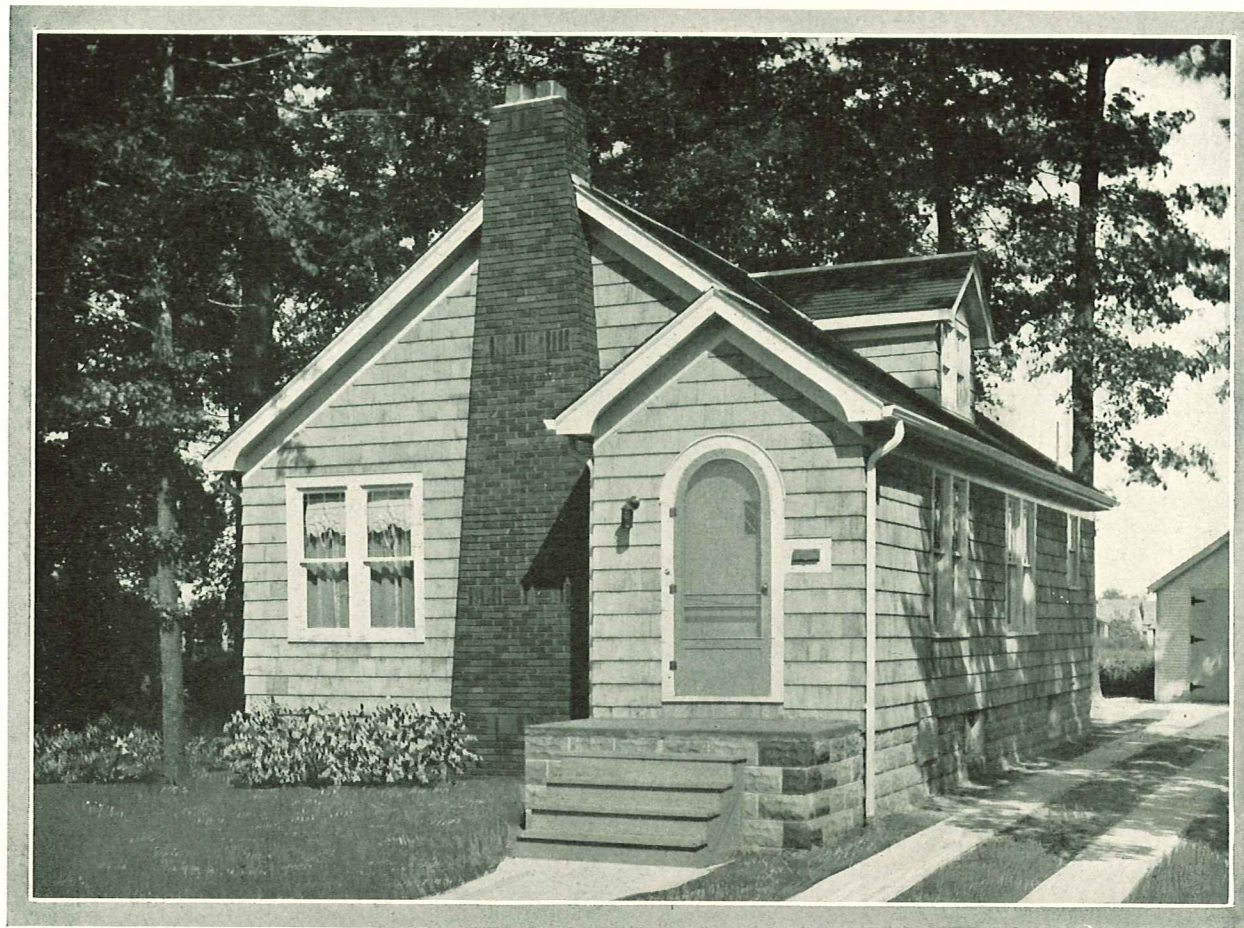
SIX ROOMS AND BREAKFAST NOOK, 34 X 28 FT.

toilet, large livingroom and a rear hall that gives access to all parts of the house. The second floor has two additional bedrooms, a bath room and storage space.

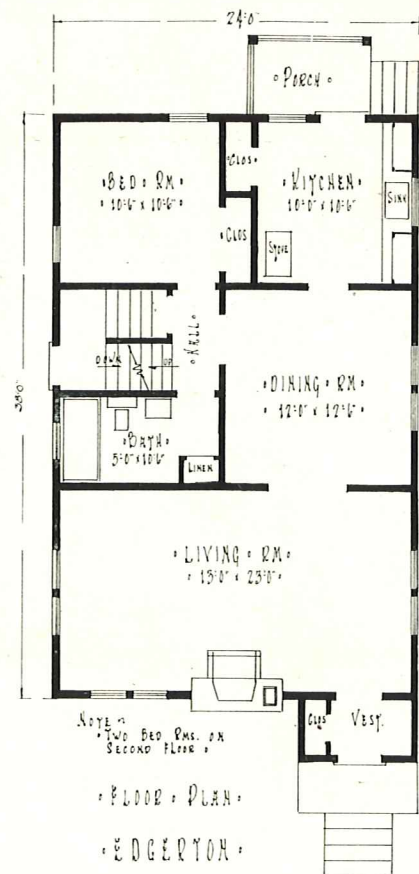
* * *

The "Ben Hova" is exactly the same design, except that the width is 34' instead of 31'; this makes the kitchen, dining room and the three bed rooms just 18" wider. This plan is reversed.





SIX ROOMS, 24 X 38 FT.

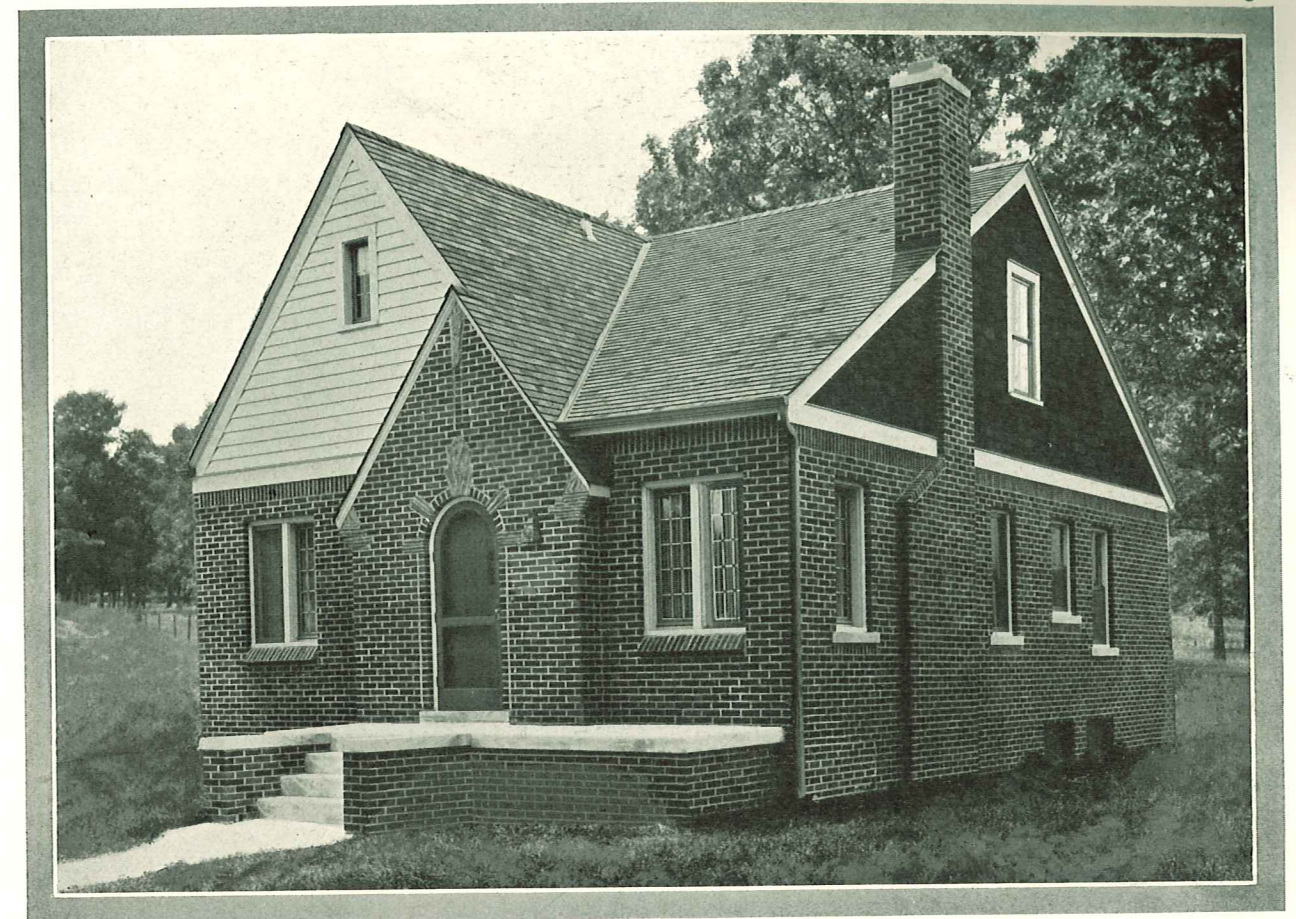


The EDGERTON

HERE is an unusual bit of good American bungalow designing; we think that this plan is one of the "gems" of the book. Again, with this one it is possible for a young couple to build the first floor complete and finish and furnish the second floor later—for you must note that our blueprints call for two bedrooms on the second floor.

What makes this plan so popular is the living room extending clear across the front, the size being 13x23. This is unusual in a house of this type. If you want a good place to entertain your friends, you will be well satisfied. If you have quite a little furniture, this is surely just the plan for you.

There are four rooms, including a bedroom downstairs, with bathroom too. This is sufficient for a start, but finish up the two bedrooms upstairs when you build if you can, for they will always be useful.

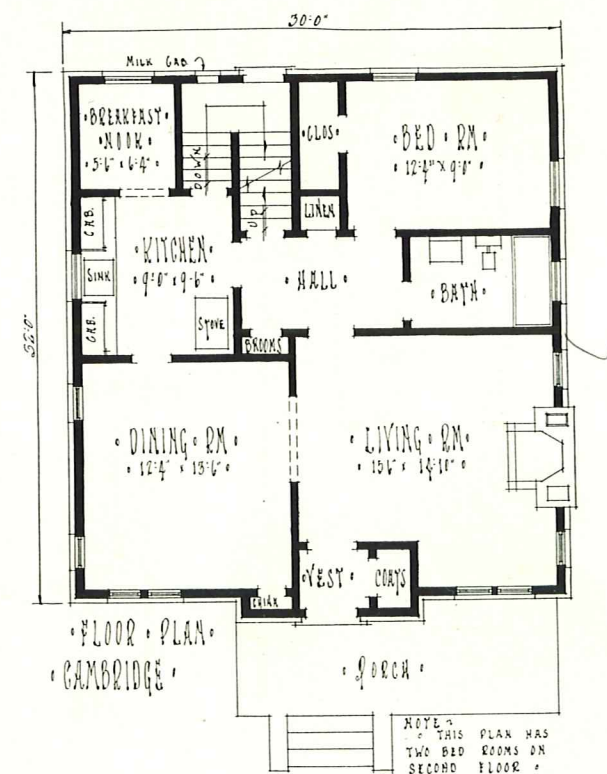


SIX ROOMS AND BREAKFAST NOOK, 30 X 32 FT.

The CAMBRIDGE

A PLAIN and dignified design—always popular. You will find this in more or less varied forms everywhere. But this one is featured by the brick veneer to the second story, which with the uniquely designed doorway give it somewhat of an English character.

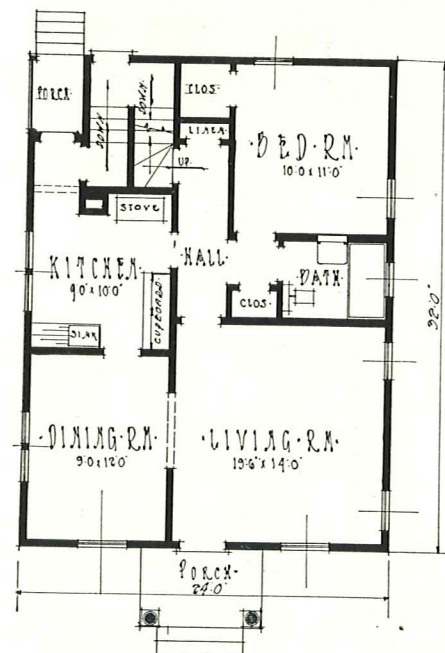
The house is well fitted for the couple who are just starting their housekeeping, for there is one bedroom on the first floor, and the plans call for two more on the second—which may be finished off later if the mortgage payments and interest seem to be a little heavy at first. The plan itself is surely most conveniently arranged—center hallway, a compact kitchen with lots of cabinet space, and breakfast nook. And a broom closet and linen closet are provided off the center hall. There is a vestibule and coat closet, and don't miss seeing the china cabinet off the dining room. A corner cabinet or buffet may also be included in the dining room to give additional storage space.



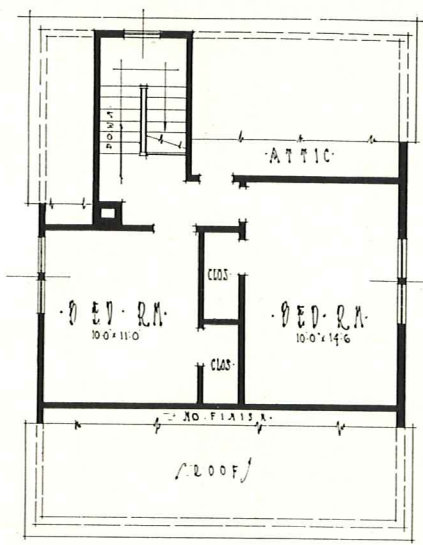


SIX ROOMS, 24 X 32 FT.

The TREWALD



FIRST FLOOR PLAN
TREWALD



SECOND FLOOR PLAN

VERY often a small compact house is desirable—one which offers many of the conveniences of a larger home but with a small capital investment. The Trewald gives a home of good character, an interior of modern design, and a moderate initial cost.

Note that the two main rooms face the front, giving the best part of the house for living quarters.

Our blue prints show two large bed rooms on the second floor; however, the second floor can be finished at a later date if desired. The arrangement of the stairway and center hall makes easy access from all parts of the house.

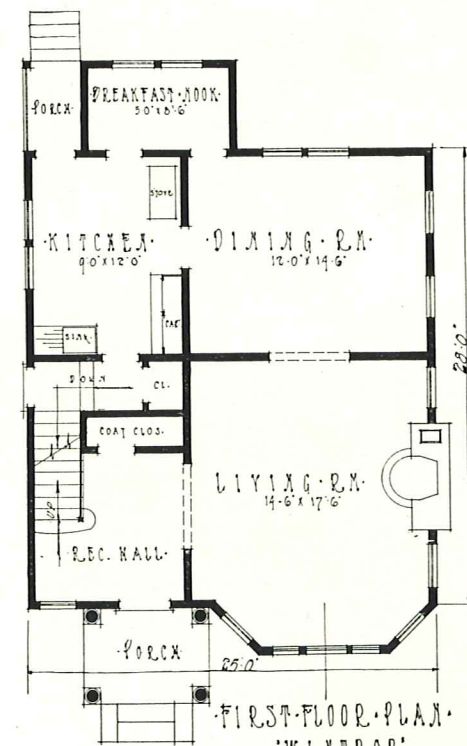
The color scheme for the exterior best suited for this

type is silver gray shingles, or white siding with a roof of light brown shingles. The blinds should be a dark green. Evergreen shrubs and correctly planted perennials will add to the appearance; landscaping will be quite desirable and will make the property more saleable in case of necessity.

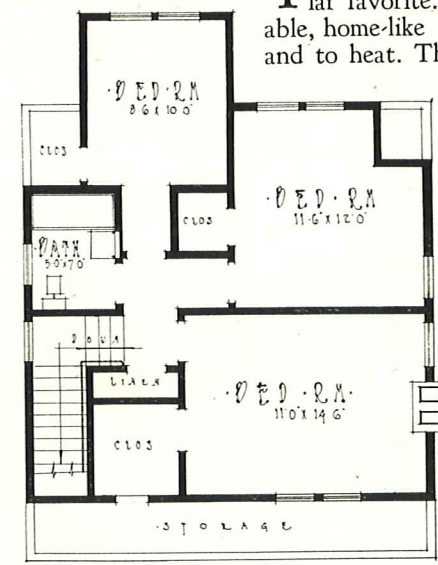


SIX ROOMS, RECEPTION HALL AND BREAKFAST NOOK, 25 X 28 FT.

The WINTHROP



FIRST FLOOR PLAN
WINTHROP



SECOND FLOOR PLAN

THE semi-bungalow is always a popular favorite. It is compact, comfortable, home-like and economical to build and to heat. The Winthrop has a large, light living room with a cheerful fireplace. The dining room, kitchen, and breakfast nook are conveniently arranged and well lighted. The plumbing on both floors is in line, which means economy. The kitchen has a side door at grade, and a small rear porch.

The color scheme should be white trim with brown shingles and green roof—all modest colors. Evergreens and perennials well placed will make a very attractive home at a cost well within the means of the family with a very moderate income.



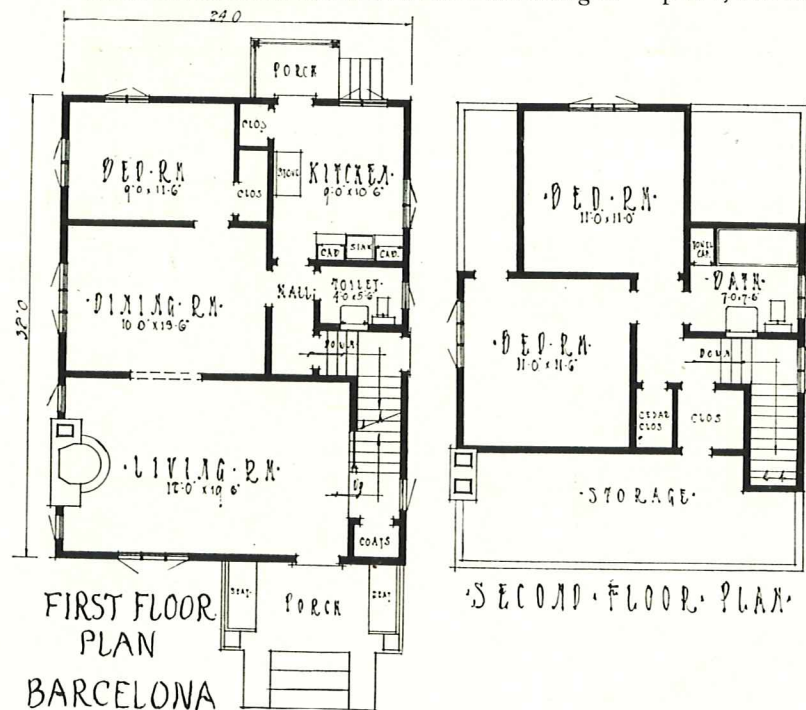
SIX ROOMS, 24 X 32 FT.

The BARCELONA

THE all stucco house in many localities meets with favor. Stucco finish seems to be ever increasing in

popularity. The simple lines of this roof, the dignified porch, the steel sash all combine to give this house a pleasing appearance. It must be true that good things come in small packages, for in "The Barcelona," there is included every convenience that the average home builder is asking for today. Note the size of the living room, and the fireplace, on either side of which is room for low built-in bookcases if desired.

The layout gives a bed room and toilet on the first floor, a great convenience where stairways are hard to mount. The second floor has two large bed rooms and a bath room, and additional storage space which always is handy.



FIVE ROOMS, 24 X 32 FT.

The ASHLAND

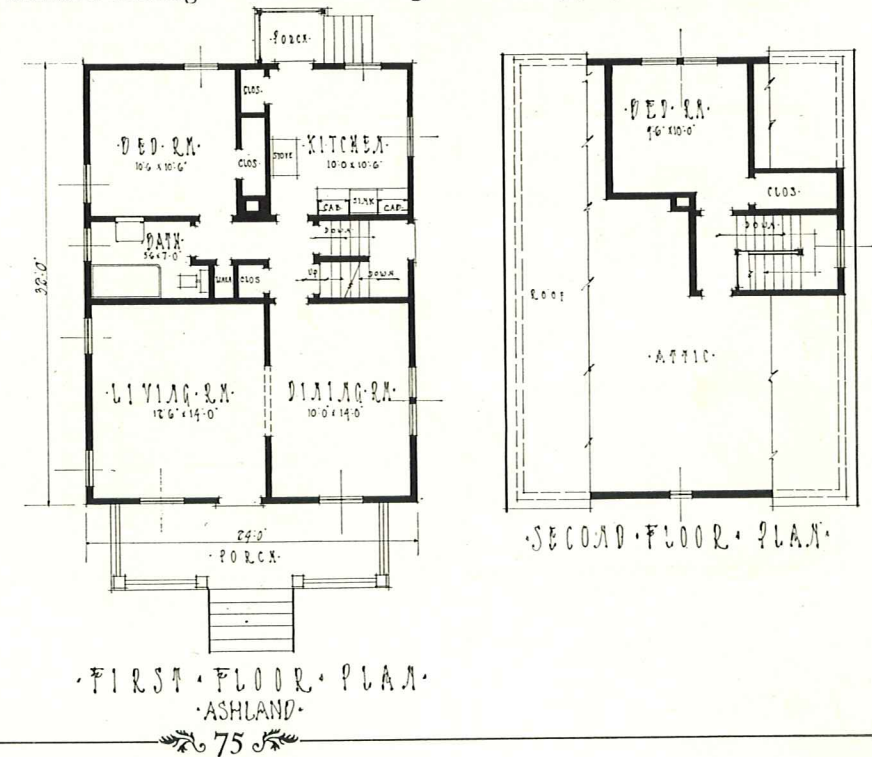
THERE is no question but that the financing of a home is the factor that decides the home building question for thousands of people. It is surprising to find how many people are willing to mortgage their future for the sake of owning a home.

With no attempt to add expense to the lines or external appearance, this plan gives the maximum living quarters on a small investment. When economy is paramount, the Ashland should be seriously considered.

The living and dining room, facing front, make spacious and pleasant rooms for the family. The side door entrance gives access to the other rooms without going through the house. The arrangement of the stairs and bath room allows for the economy of a half basement.

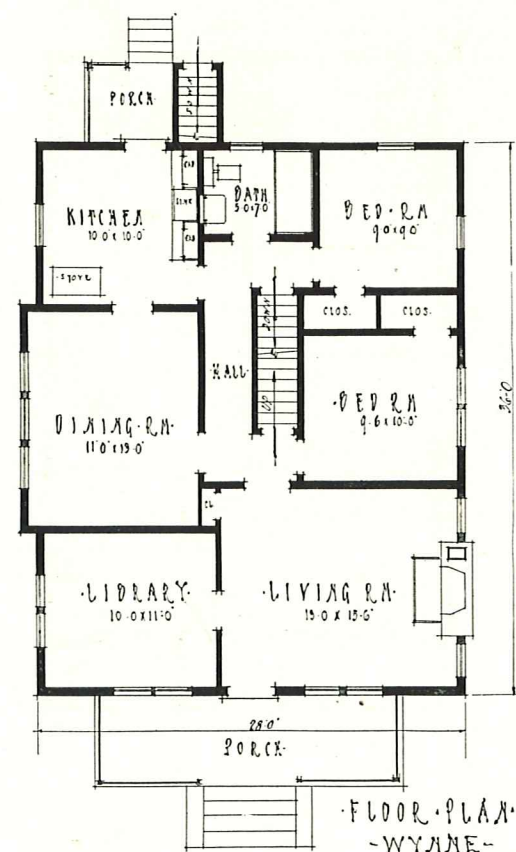
Homes of this kind should avoid strong color on the ex-

terior. All white siding or light brown shingles with white trimming would be appropriate.





SIX ROOMS, 28 X 36 FT.



The WYNNE

A LIGHT green roof, white siding, olive colored shutters, the fine porch railings painted black, and white window shades would impart real beauty and a dignified refinement to this cottage. Darker colors and a cream siding would give it a welcoming warmth. A vine trellis on either side of the porch in place of the shrubbery would add a different sort of charm. This house being four feet wider than the Enderlin, takes a slightly wider lot, but not being quite as deep it leaves more backyard space for a fenced in children's playground if traffic is heavy and the children are young.

The living room has a fireplace and sufficient wall space for furniture. The front room adjoining can be used either for a library or music room. The wall space will accommodate a grand piano or an upright, or it could be lined with bookcases. Whether used as a music room or a study retreat, this room would be improved by sound deadening insulation in walls and ceiling. The absence of a porch roof makes living room and library lighter.

The second floor, large enough for three rooms, could be finished off as one large room if so desired.

The basement of a bungalow, of course, is large enough for a laundry and drying room, or even possibly a card room. Here the basement has an extra outside entrance at the rear.



FIVE ROOMS, 24 X 40 FT.

The ENDERLIN

HERE is another home in truly American style, a semi-bungalow with a friendly front porch and a charm that will grow even more homelike as shrubbery and perhaps an ornamental tree or so grow up. The side steps of the porch give an effect of privacy to both porch and front door.

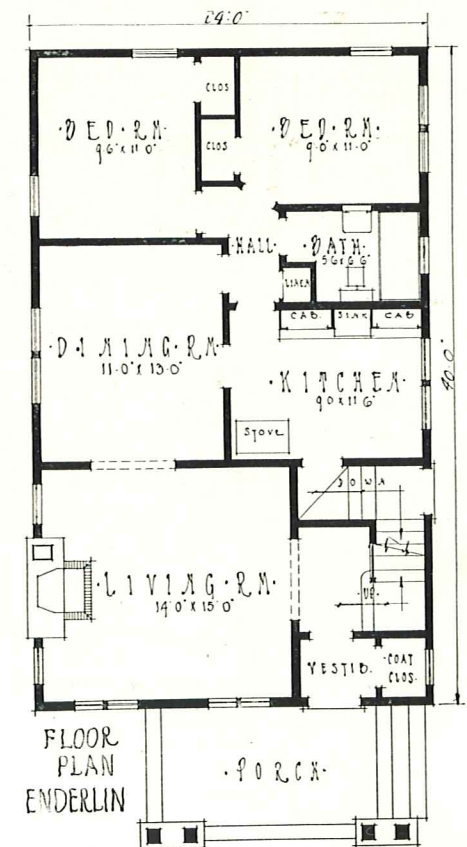
This cottage is ideal for a bride and groom or for a young couple just getting established in life. The modern young wife will appreciate the convenience of living on one floor, for with housework thus reduced to a minimum she will have more time for other interesting activities.

The small family can easily expand to the second floor as children need more room. Or if desired, a second floor room can be finished off for a sewing room or study, or a guest room or two. Piping could be installed when the house is built, for a second floor bathroom to be finished off later.

The kitchen location is unique. Its easy access to all other rooms in the house make a very convenient place for the broom closet, and the storage of dust cloths, cleaning fluids and vacuum cleaner.

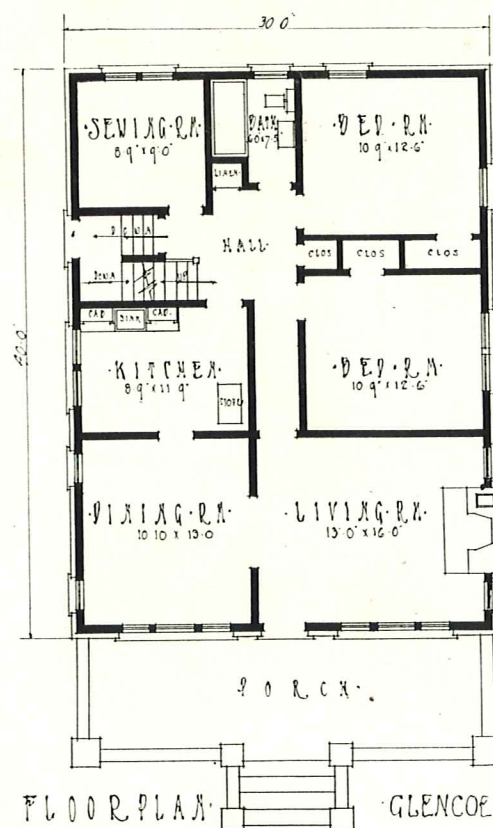
The bedrooms each have cross ventilation and plenty of windows. They are nicely cut off from the rest of the house to insure privacy.

The house only 24 feet wide goes nicely on a narrow city lot.





SIX ROOMS, 30 X 40 FT.



The GLENCOE

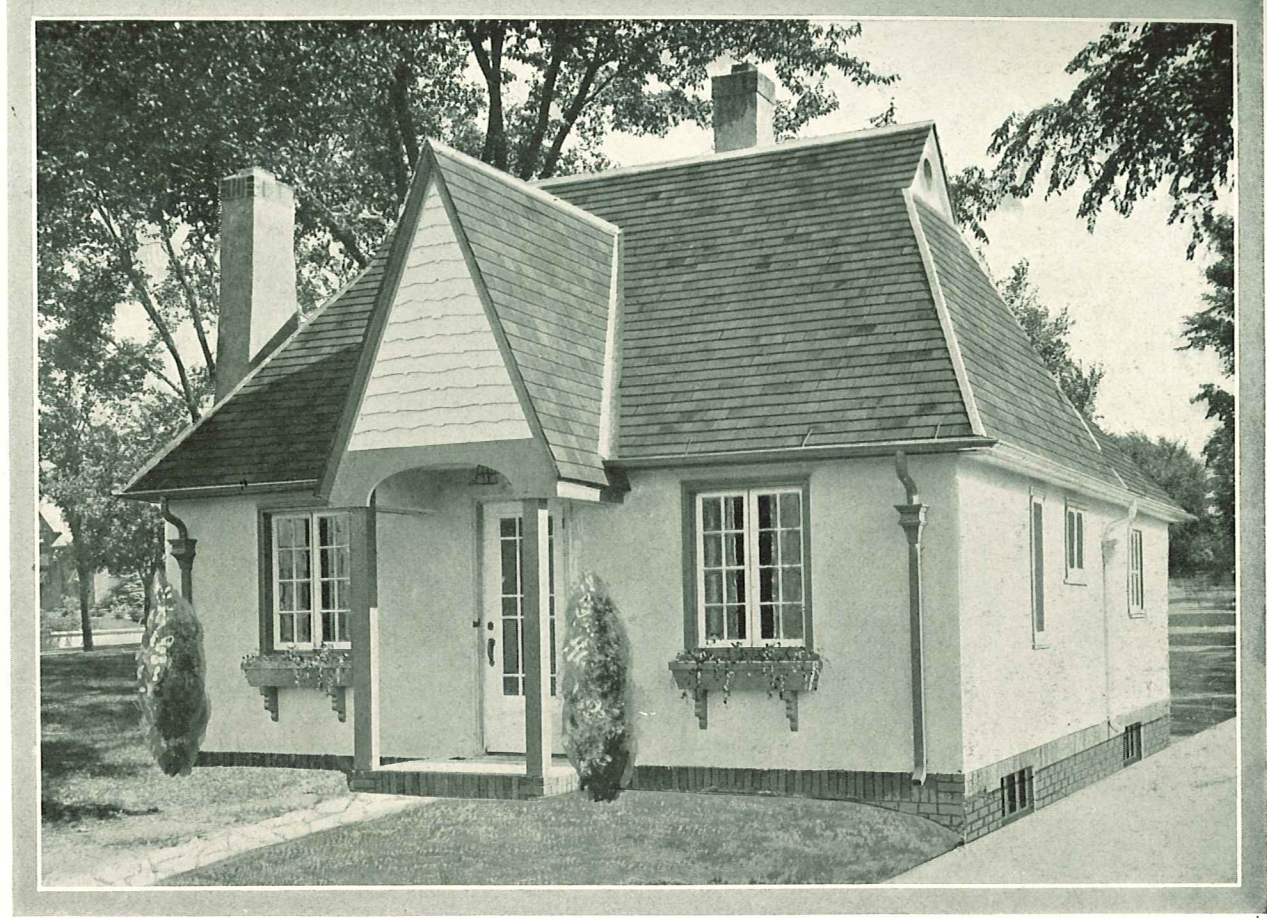
THIS bungalow offers accommodations for the family of large or medium size. With three bedrooms at the rear, the medium sized family can enjoy the great convenience and the easy housework of living on one floor. The rooms above provide storage space; as children grow up and need more space for play room, study, or work shop, the attic above can be partitioned off into three attractive, comfortable rooms.

The large family can build this house with three rooms and a bath upstairs and six rooms below. Another suite upstairs may be fitted up for a separate part of the family.

This house will have plenty of room on a forty foot lot, although it calls for a fairly deep lot. Its large size makes steam or hot water heat preferable.

Until recent years practically all of our good home architectural styles have been borrowed from Europe—except for the Colonial styles which were all developed here. The Glencoe, however, is proof that we have developed a new and truly American style. The front porch, the out-door living room is a purely American institution. The low sweeping roof lines and the pleasing design give this house an air of dignity, comfort and friendliness, a desirable combination for any home.

The whole house is planned for convenience, easy housework, privacy and permanence.



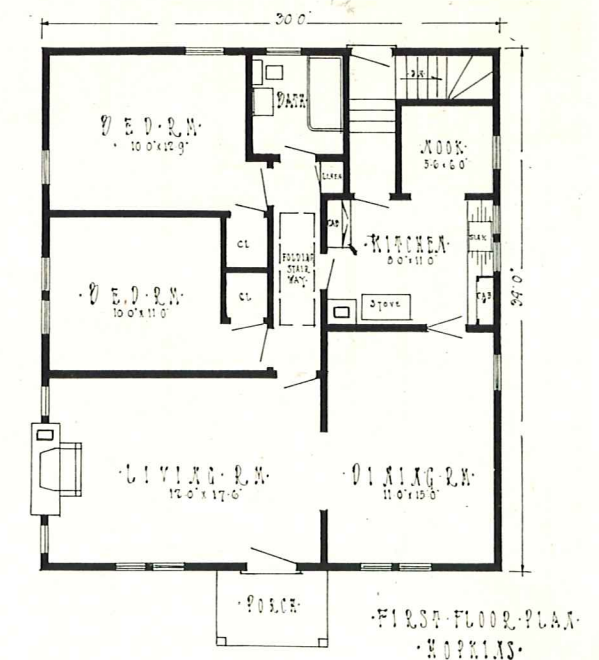
FIVE ROOMS AND BREAKFAST NOOK, 30 X 34 FT.

The HOPKINS

THE plain simplicity of this bungalow suggests the French Cottage type of architecture. Such a cottage placed among the usual more ornate bungalows would form a pleasing contrast with its neighbors. Or set off by itself among trees and shrubbery it presents an inviting homelike appearance.

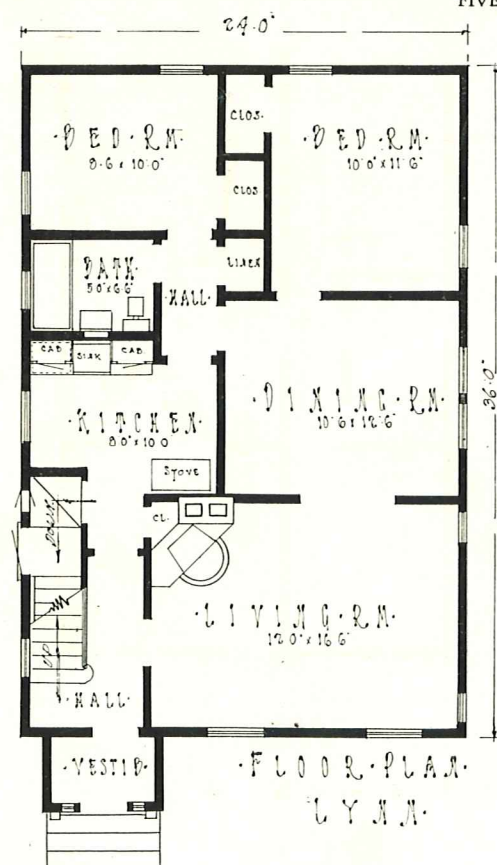
The living room fireplace and the breakfast nook make it as cozy inside as it looks from the street. The breakfast nook convenience, the linen closet handy to bath and bedrooms, the wall cabinets in the kitchen save many steps and give the housewife plenty of time for other interests.

The folding stairway to the attic is out of the way except when in use, and the full-size basement provides space for a recreation room if desired later.





FIVE ROOMS, 24 X 36 FT.



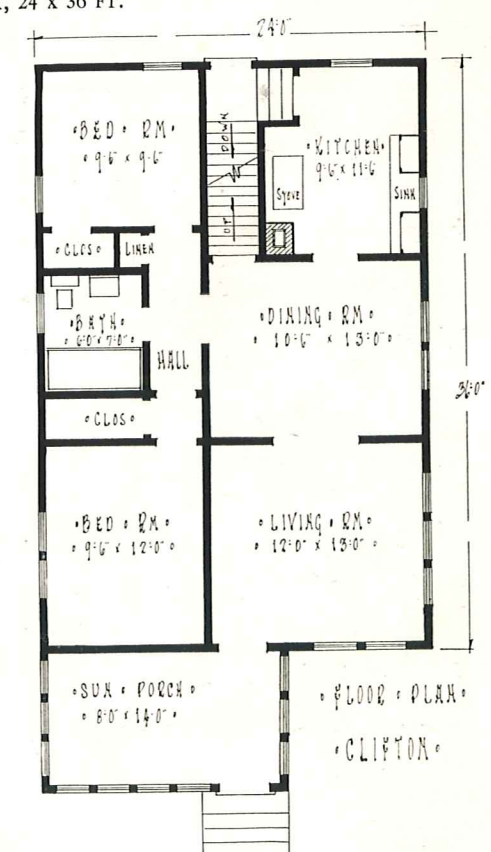
The LYNN

HERE is a charming bungalow with a Colonial entrance and window blinds that give it an inviting and home-like touch. The good sized living room with its cheerful fireplace makes a delightful place to entertain friends. The kitchen stove with its chimney connection makes it practical for the country where coal or wood is burned. A stairway is provided for upstairs rooms.

The width of twenty-four feet makes the bungalow fit nicely into a narrow city lot. A garage opening on the alley will leave a nice backyard garden space.



FIVE ROOMS AND SUN PARLOR, 24 X 36 FT.



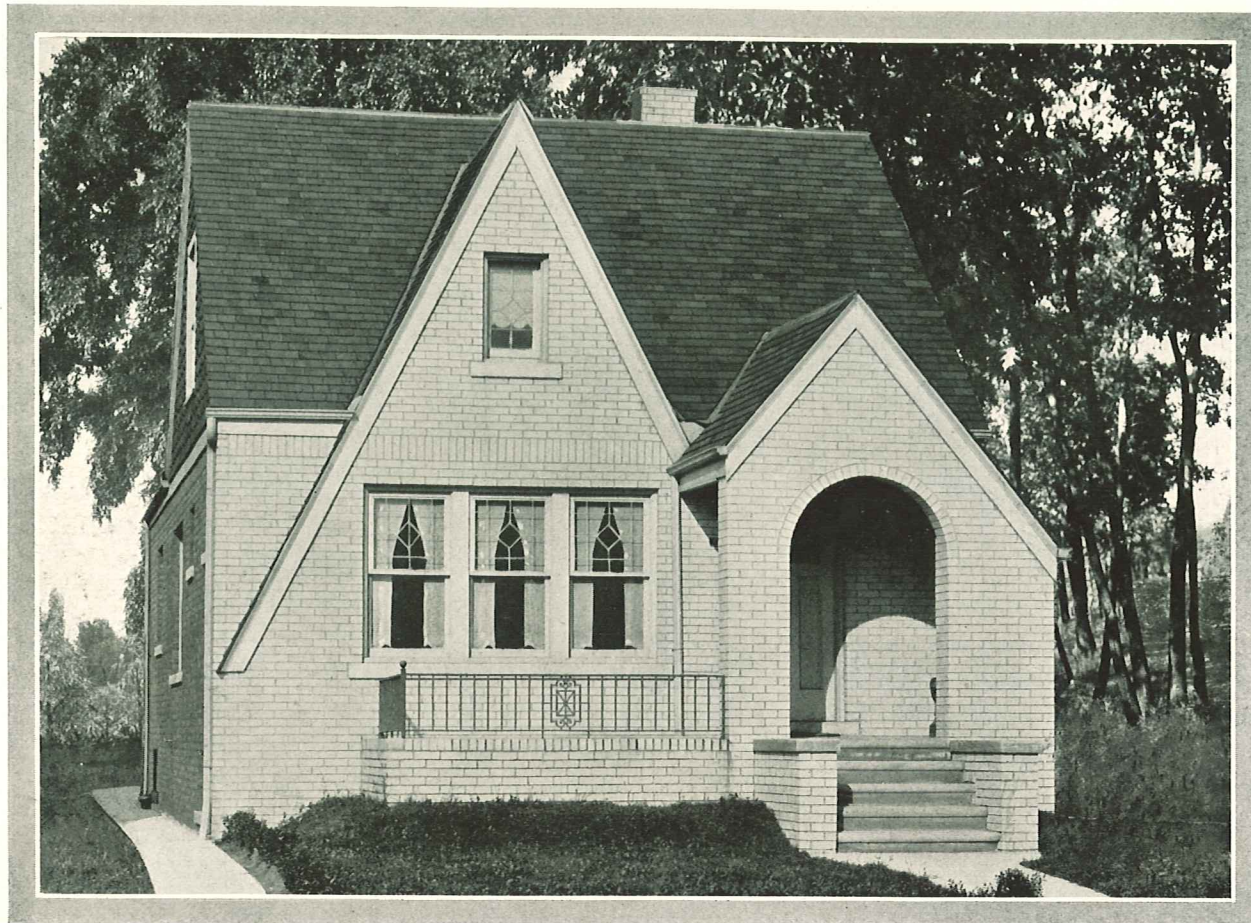
The CLIFTON

IT is especial attention to straight lines that places this bungalow so far out of the ordinary. This accounts for the reasonable cost for which it may be built.

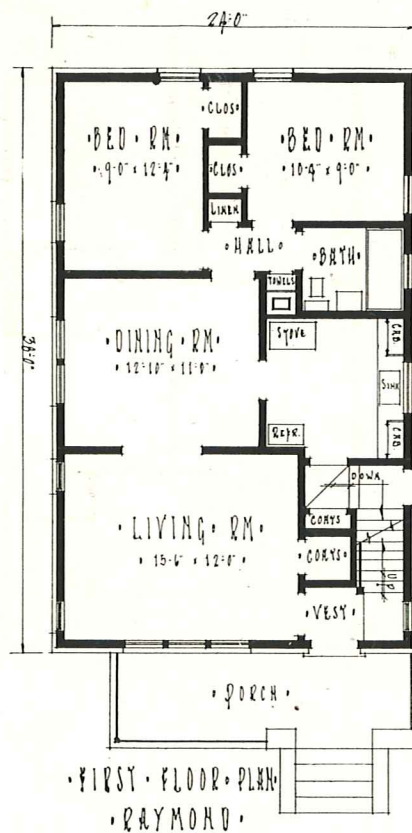
The sun parlor will be a real delight to the housewife to "fix up," for there is an opportunity here for the use of colorful hangings and floor covering, and brightly painted wicker furniture.

The living room and dining room may be considered together for their wide cased opening makes practically one large room of the two. The large twin window in the dining room gives an ample supply of light and air.

The kitchen is a splendid work room; the kitchen cabinets are located over the sink—on either side. The closets are ample, and the bathroom convenient.



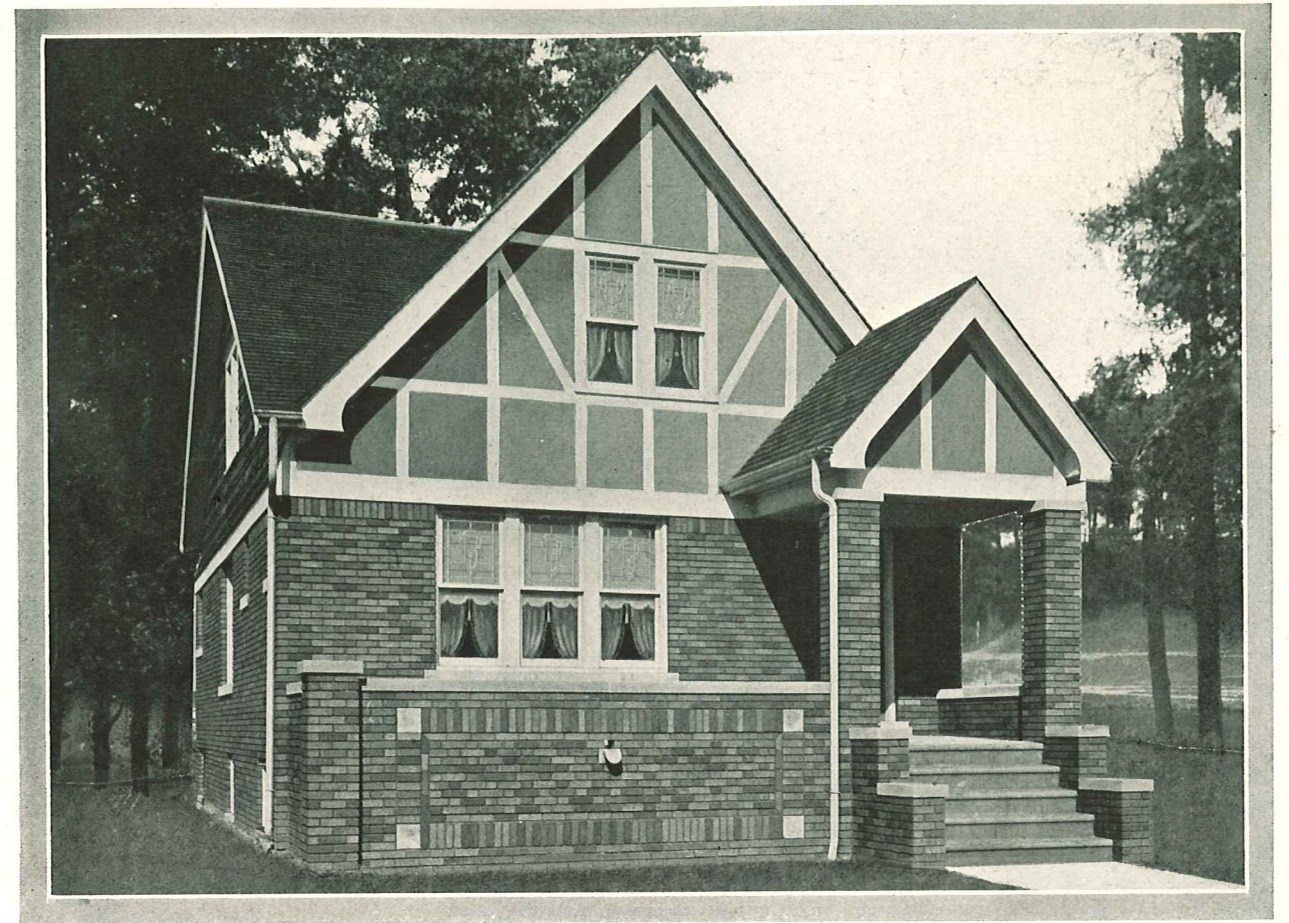
FIVE ROOMS, 24 X 38 FT.



The RAYMOND

THERE are many who long for a brick exterior. There are many cities where brick is very popular, and there are other cities where none but fireproof materials are permitted—which practically means nothing but brick. The Raymond is characteristic of the small brick bungalow, and will surely satisfy the pride of those who want something small but very good in a bungalow of brick. It is an excellent example of what may be done with brick for the small home builder. It is a house that will "wear well," of good lines, and distinctive for all of its simplicity. Ornamentation—there is almost none, yet each unit, gables, porch, windows is so well designed and so well combined, that the whole is pleasing; more so perhaps than many a more elaborate structure.

The plan shows five rooms, though there is more room on the second floor. In this, the two bedrooms are at the rear.



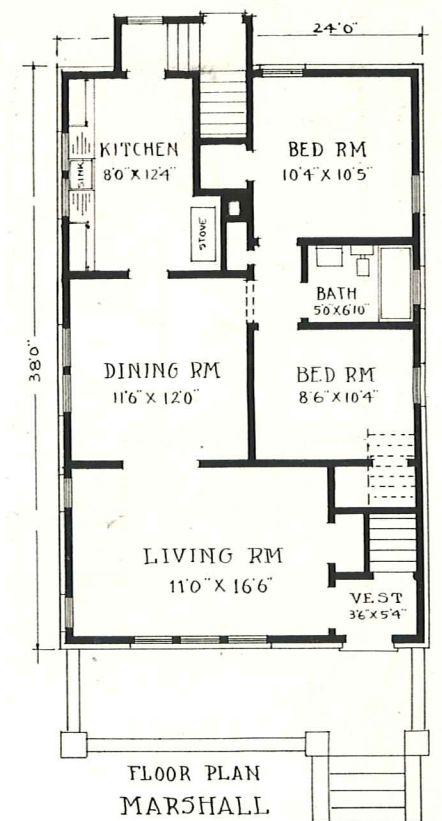
FIVE ROOMS, 24 X 38 FT.

The MARSHALL

HERE is a design for the home owner who desires good substantial construction, good arrangement and a pleasing elevation without building a cumbersome home. Due to the many tones and colors of brick on the market, the builder will have a lot of satisfaction and pleasure in making his choice.

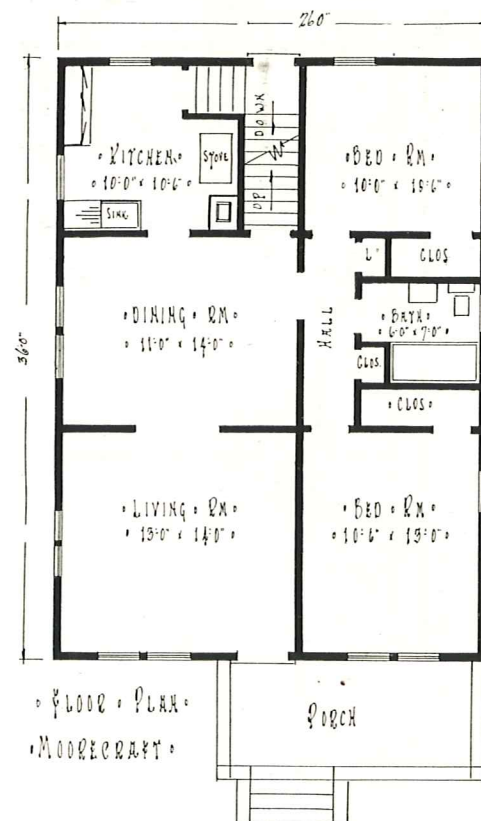
Our floor plans call for rooms on the first floor only, but there is sufficient room for two bedrooms and toilet upstairs. The stairway leads up from the front vestibule. There is a unique arrangement for a coat closet off the living room, and near the vestibule. Otherwise, the plan is similar to the usual bungalow layout, which is one of the best, with the two bedrooms with bath between well isolated from the rest of the house.

Downstairs, the living room is of a size larger than usual in a bungalow of this size, though the front bedroom is about as small as is permitted in most cities. The kitchen is of good size too, and has more than the usual storage space.





FIVE ROOMS, 26 X 36 FT.



The MOORECRAFT

WHAT particularly recommends this bungalow is the extra two feet in width which makes it possible to have the rooms slightly larger than some of the bungalows illustrated on the following pages. And another feature is the front porch, which may or may not be screened. It will take a lot wider than 30 feet.

Otherwise, it is the conventional bungalow plan, with living room, dining room and kitchen in line, on one side and the two bedrooms with bath between, on the other side. Its simplicity of construction will commend this well planned bungalow to prospective builders and to building contractors and realtors. Living accommodations will surely be satisfactory to most small families.



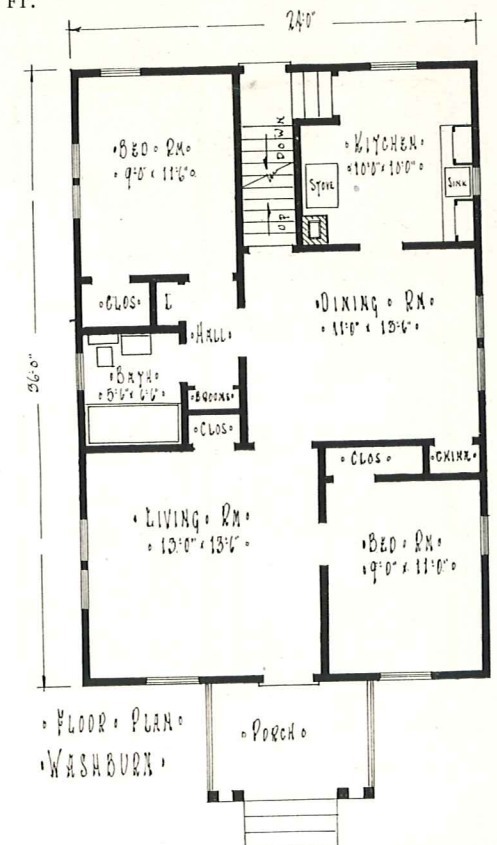
FIVE ROOMS, 24 X 36 FT.

The WASHBURN

HERE is a home of pronounced artistic merit that is a beautiful example of Colonial bungalow designing. Wide siding has been used, but silver grey shingles laid five inches to the weather would be equally as appropriate. It is delightfully attractive in architectural lines, but it calls for nothing difficult in construction that would increase the cost.

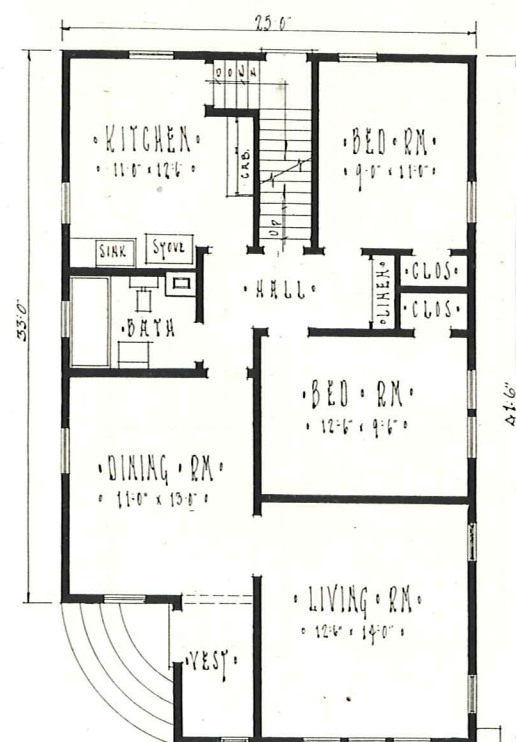
You will naturally expect an equally good interior arrangement in this home, and looking at the floor plans, you will not be disappointed. The plan is somewhat different from the regular 24x36 bungalow. One bedroom is in front with the other in the rear. There is a fair sized living room with light on two sides, and wall space well planned for furniture. The coat closet is off the living room, and you must not fail to see the china closet off the dining room, and the convenient broom closet and linen closet in the hall. Both bedrooms have cross ventilation and closets.

TSWC.





FIVE ROOMS, 25 X 41 FT. 6 IN.



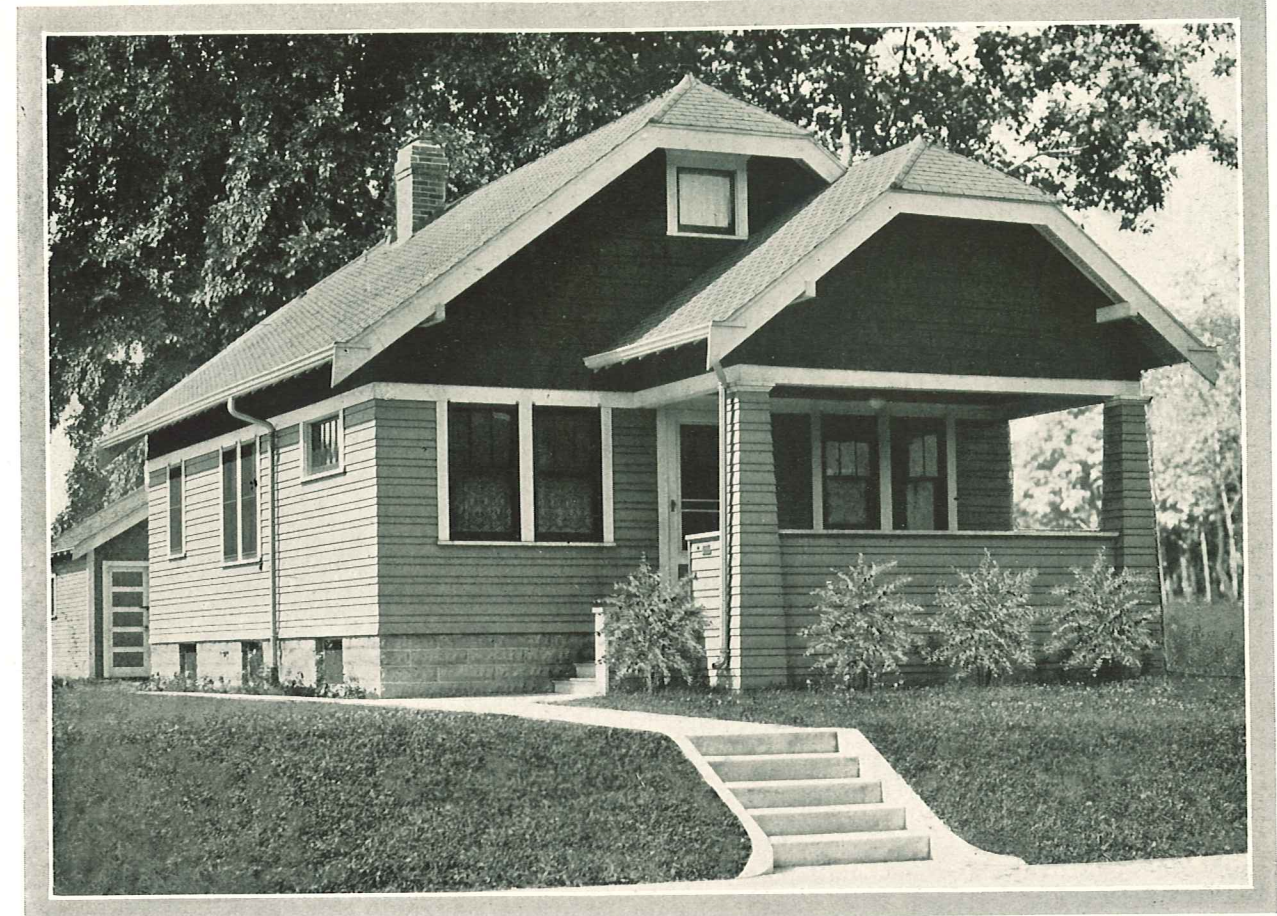
FLOOR PLAN
STILES

The STILES

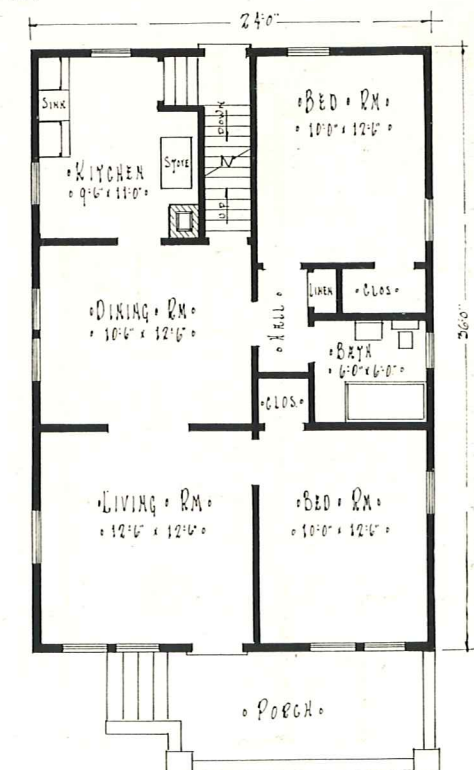
THIS little stucco bungalow is a charming one—with an air of distinction, for it will stand out in a block full of bungalows. It is somewhat English in character, though of course considerably Americanized. The efforts of our architect to design something that would be unusual, and still practical and attractive, we believe have been successful.

The living room is roomy, and from the exterior, looks somewhat like a sun parlor. Indeed, since it has three windows in front and two on the side it is well lighted and airy. The vestibuled entrance is also a feature which deserves special mention. The entrance may be directly into the living room if you prefer. Five rooms are included, well arranged with respect to one another, all of which except the living room open into the hall.

If you wish something different, and still intensely practical, you will not be disappointed if you build this. And it will be a worthy object on which you may spend a little time on shrubbery and flower planting.



FIVE ROOMS, 24 X 36 FT.



FLOOR PLAN
FARGO

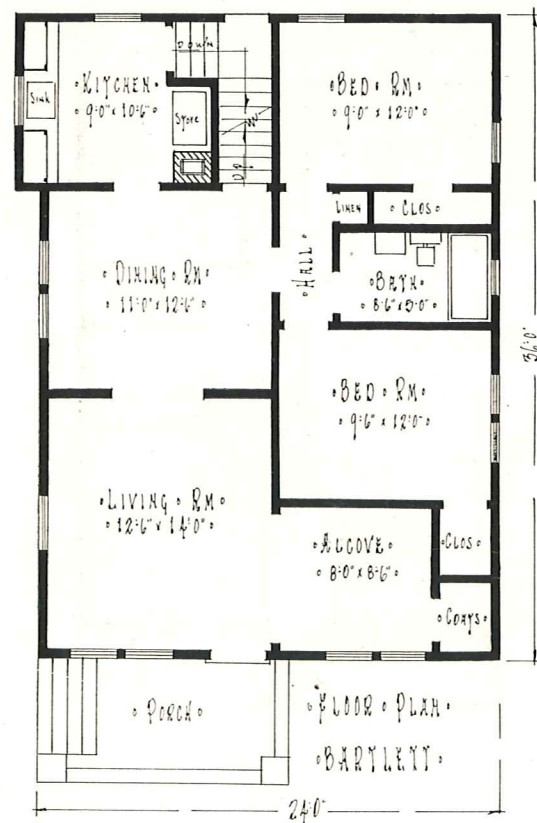
The FARGO

THIS is a conventional floor plan layout—one which has been built over and over again because it has so many advantages. The living room, dining room and kitchen are in line; the two bedrooms with bath between are on the other side, and there is storage space above with a stairway leading to it. Furthermore, the size is the well known "24x36," so popular because it provides five rooms of good size, all modern conveniences all on one floor, all rooms full height, and because of the rectangular form, it is economical to construct.

There are no frills in this design—it is all "house", and the owner will take considerable pride in showing it to his friends as an example of what can be done for a minimum expenditure. True, there are a number of bungalows everywhere like this one, but it only proves their popularity.



FIVE ROOMS, 24 X 36 FT.



The BARTLETT

THE simple lines and cozy like appearance are the chief characteristics of this little bungalow. It is built low, but this merely enhances its looks and makes it all the more desirable to own. Combine this with the fact that it can be most economically built, and we doubt if you can find anything better in a small unassuming place that will make a greater impression. The floor plans follow the usual bungalow practice which can hardly be improved upon and which afford very comfortable living quarters. There are five rooms which include two bedrooms. One distinctive feature, however, is the alcove which has much to recommend it—it may be used as a den or study room, music room or library.



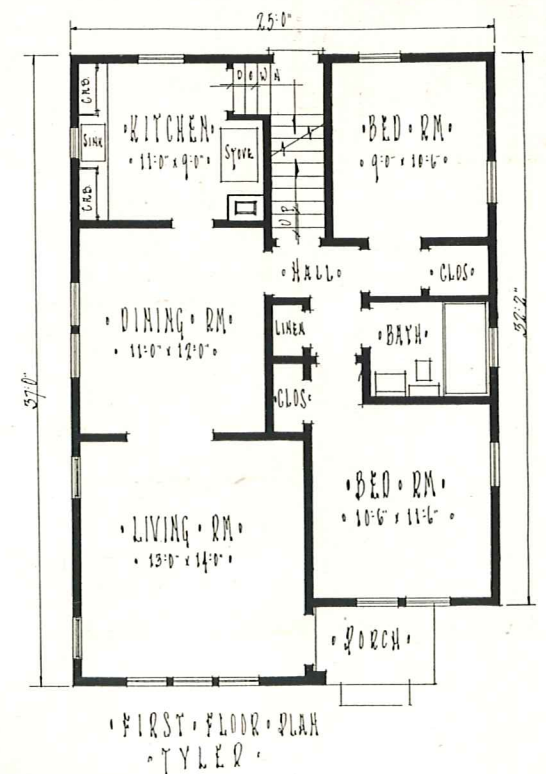
FIVE ROOMS, 25 X 37 FT.

The TYLER

ENHANCING in its quaintness, this house is sure to fall into immediate popularity because it is well planned, very attractive and "cozy looking." It accentuates that thought "this is home," and clearly expresses the feeling of comfort that is so desired in a home.

The not unusual floor plan is practical and offers two bedrooms downstairs. There is an abundance of wardrobe and linen space, with additional space for storage upstairs. If desired the cased opening between the living room and dining room may be changed to include bookcases, or a colonnade effect with china storage space, or two corner cabinets may be added in the dining room to give just that added touch of convenience.

A feature of the living room is the extra amount of window space on the front wall, and two additional windows on the side wall, so there will be an abundance of light. This bungalow has the advantage of just a little more ground area than the ordinary one of 24' x 36', and therefore the rooms are just slightly larger.





FIVE ROOMS, 24 X 34 FT.

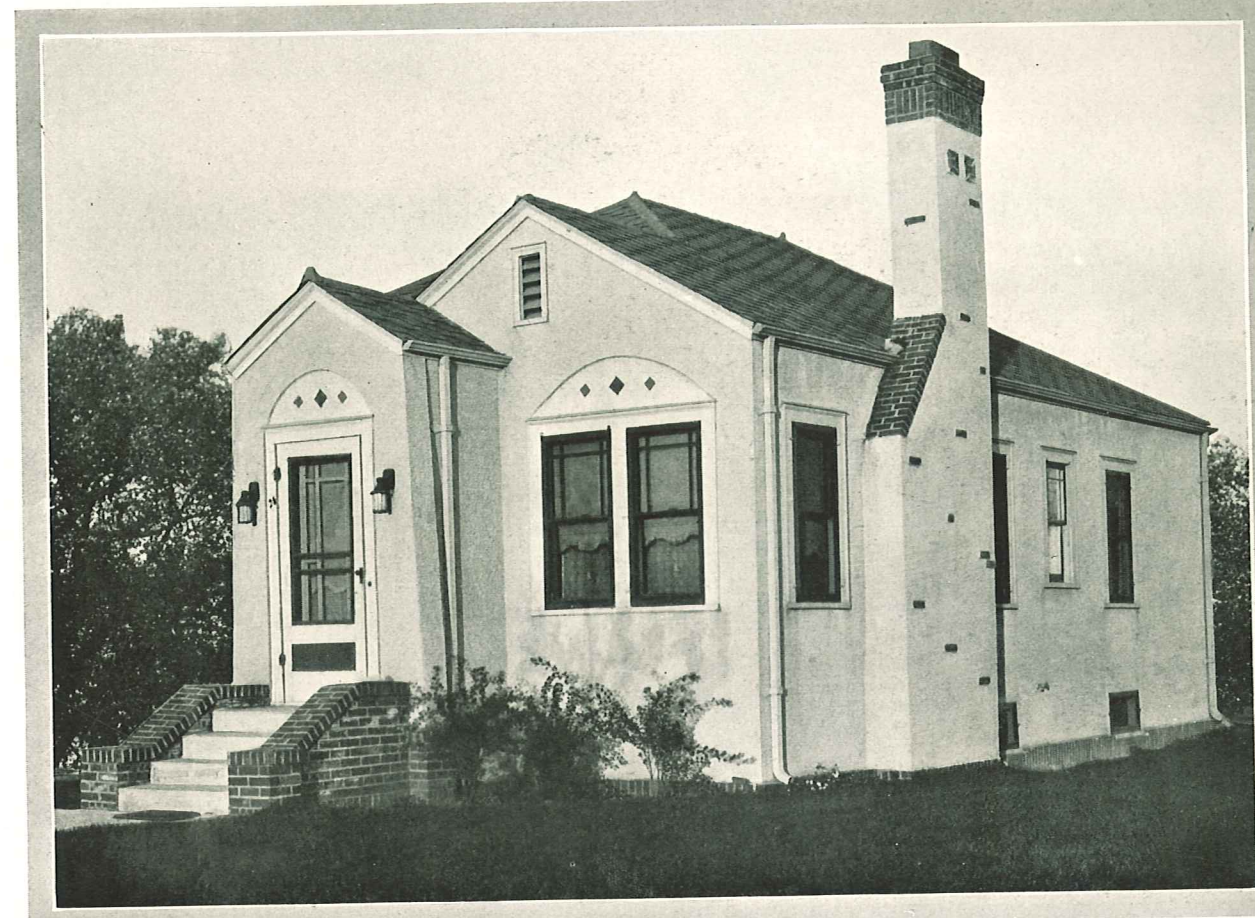
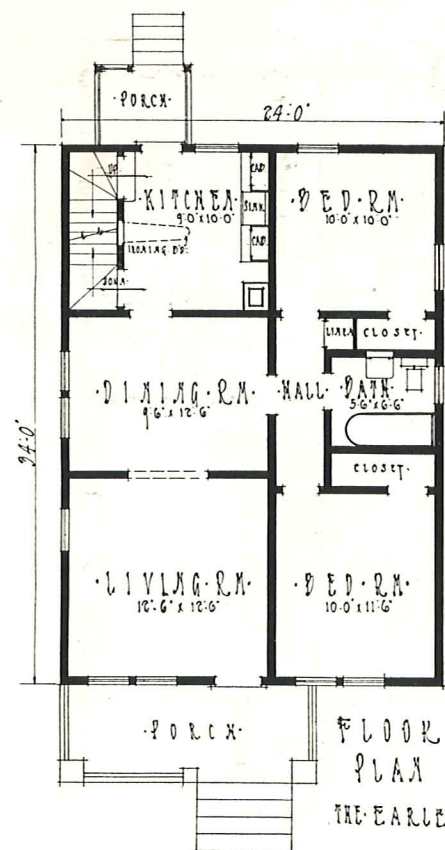
The EARLE

A HOME need not be large or expensive to be attractive. In fact almost any family in earnest about owning a home can build one of good architectural style and yet within their means.

A good safe rule in financing a home is to set the upper limit at two and a half times your annual income. If you have a family, two year's income may be all you can easily pay; if a large family, even less. For those whose incomes are small, the modest frame bungalow is usually just about right. The EARLE with its high roof and plenty of second floor space makes a comfortable home; yet it will go easily on a thirty foot lot,—an economy where land is expensive.

The front porch adds a homelike atmosphere to the place. Brown shingles on the upper story, white siding below with chocolate trimmings make a good color combination. Shrubbery set around the porch will offset the appearance of height.

The family requiring only two bedrooms can live all on one floor at a considerable saving in housework. Then, as is the case of many of our bungalows, additional bed rooms may be finished off later on the second floor. The rooms are of fair size with good closets for the bedrooms. The chimney in the kitchen corner can accommodate a wood or coal stove, which makes the plan suitable wherever there is no gas. The interior can be made just as attractive as the outside.



FIVE ROOMS, 24 X 34 FT.

The BEISSEL

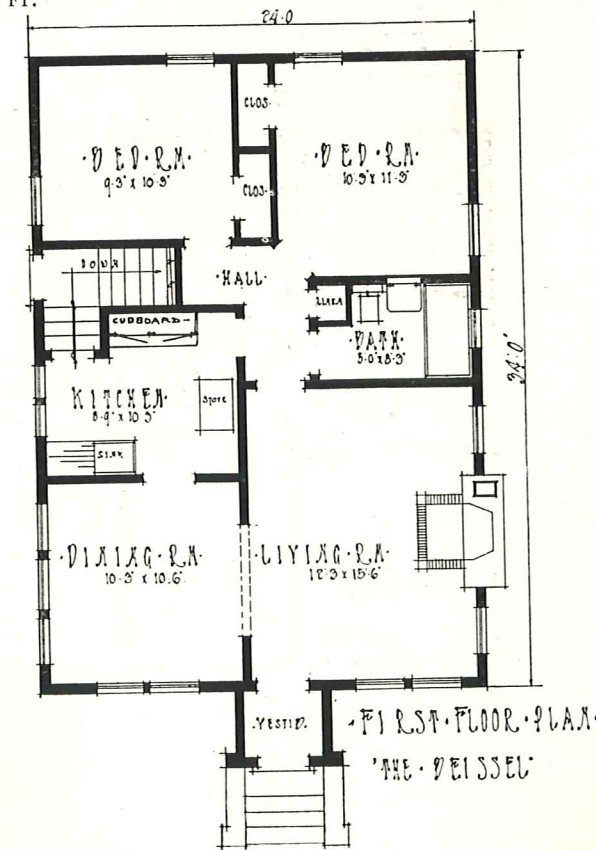
EVEN without a tile roof, the low roof lines and the plain white walls suggest Italian style. Decorations over the door and front windows and the brick work on the chimney give an air of gay vivacity which would be shown better in colors. This cheerful note is unmarred by heavy dormers, cornices or other heavy features.

The interior can be made fully as attractive as the exterior. The fireplace lends a friendly warmth to start with, and the home maker's personal tastes will determine the rest. Nicely decorated, the home is ideal for entertainment. The living room is large and its nearness to dining room and kitchen make the serving of refreshments easy. The bathroom walls, however, should be well insulated to deaden the sound.

Here again we have a small step-saving kitchen, the delight of the modern housewife. She will appreciate its easy access to the side door and the basement room where her vegetables and preserves are stored.

Privacy for bedrooms is obtained by their rear position with no rear entrance. In fact all the interior arrangements co-ordinate to give a compact, comfortable home, as convenient as it is attractive.

The Beissel is an economical home to build, and its good architectural lines, and its home-like charm make it an easy house to sell if the "ship comes in" and a larger house is wanted.





FIVE ROOMS, 24 X 34 FT.

The ANTWERP

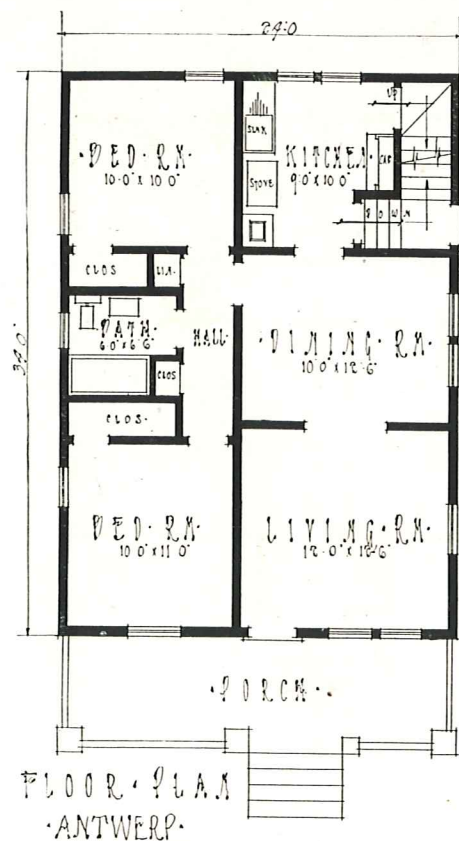
HOME'S not merely four square walls
Tho with pictures hung and gilded
HOME is where affection calls
Where its shrine the heart has builded.

"THE humble cabin was dear to him as the home of his childhood," and home is "a place of affection, peace, and rest, a congenial abiding place."

These quotations were taken from Webster's dictionary to show the real meaning of *home* as distinguished from *house* which is a mere dwelling place, whether dear to the heart or not. Year after year the home of your own becomes more dear to the hearts of all who live there. It becomes *home* in the truest sense of the word.

If home is a place of peace and rest, it should be secure. The burden of debt should not be too heavy. Nor should the payments be so large as to threaten loss of the home, when ordinary misfortunes befall. The ANTWERP then, is an ideal low cost bungalow for the family with a modest income. It has five rooms on the first floor, including two bedrooms, and space for three additional rooms on the floor above. It will fit a narrow lot,—another real economy where city lots are high in price.

This bungalow should avoid curved lines and heavy cornices. Finished in soft colors, and landscaped with shrubbery, it can be made very attractive.

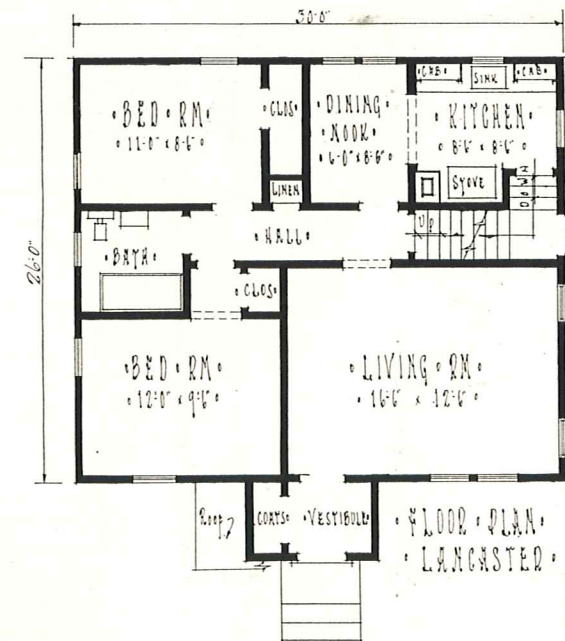


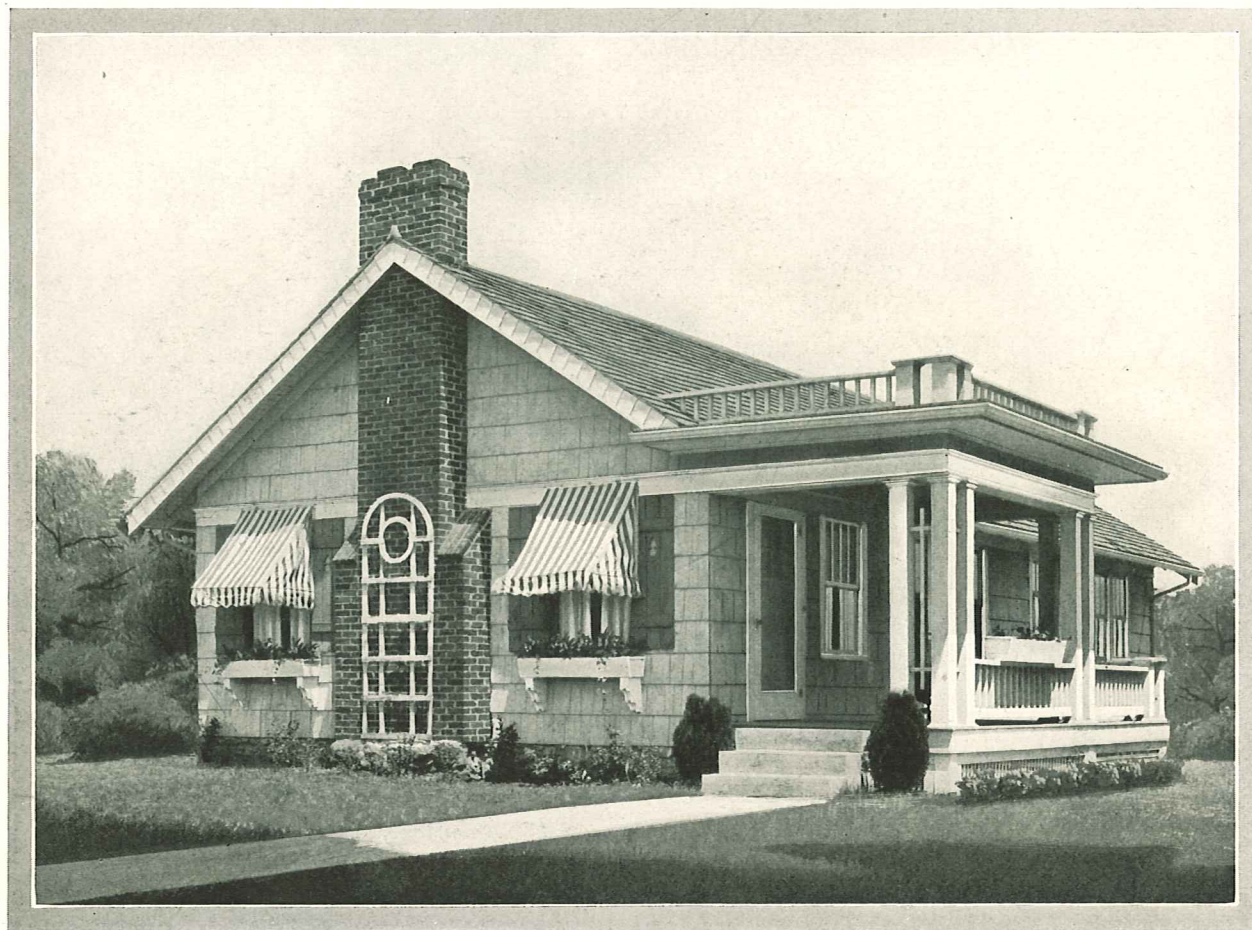
FOUR ROOMS AND DINING ALCOVE, 30 X 26 FT.

The LANCASTER

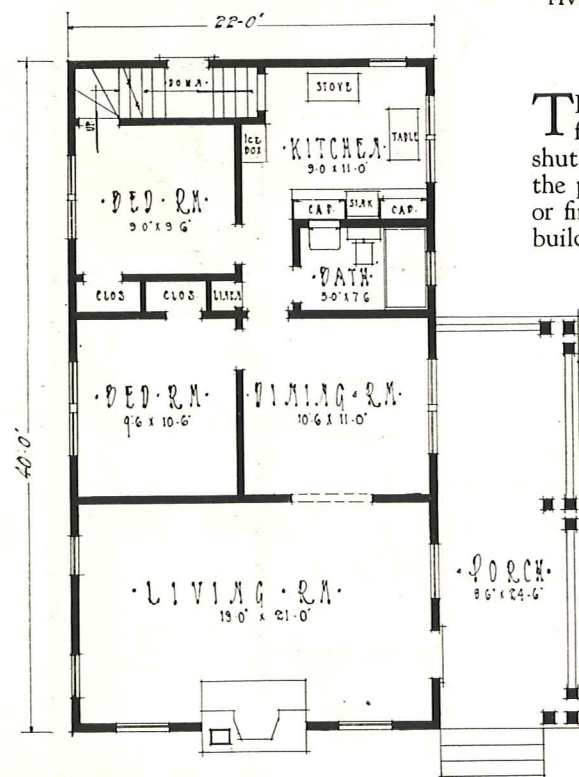
MANY folks living in an apartment would find a little bungalow like this much better living, and certainly more private. Because of its small size, it should be very economically built, and it will be large enough for the young couple for several years. Like the Livingstone design, the dining nook replaces the dining room, thereby leaving sufficient space for two bedrooms. The living room is of good size, and there is a side grade entry. The second floor would have space for additional rooms if required.

The exterior suggests the English type bungalow because of the peak and graceful slope over the doorway. The design comes under the classification of the cottage type and can be made very attractive and homelike, without a great deal of expense.





FIVE ROOMS, 22 X 40 FT.

FLOOR PLAN
WESTBROOK

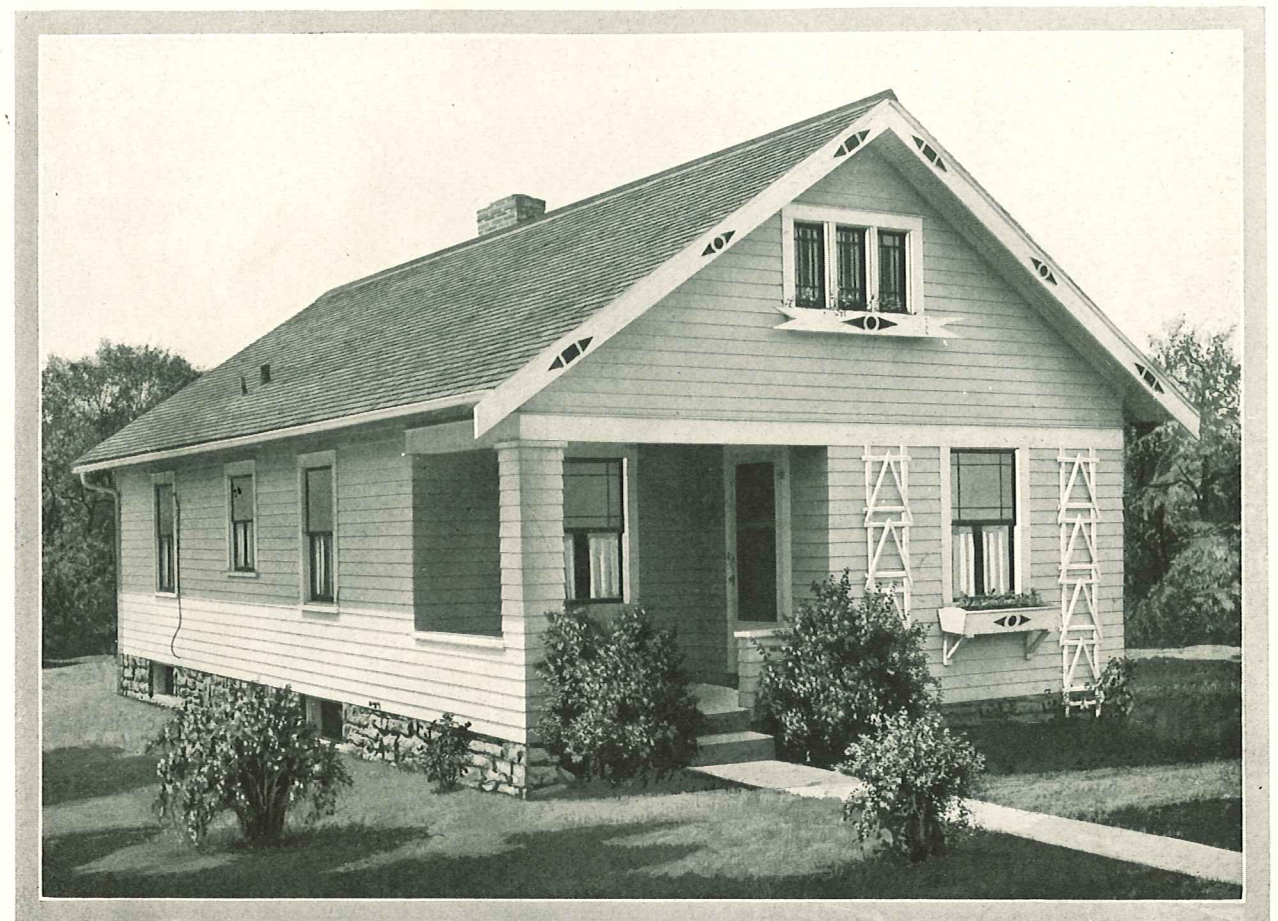
The WESTBROOK

THE excellent plan of this five room bungalow has many unusual features. Truly an American design, its white pillars, window shutters, and wide shingle siding suggest the Colonial. So good are the proportions and architectural lines that it may be built of brick or finished in stucco or wood siding with equally good effect. The builder can choose exterior materials to harmonize with the neighboring homes and to please himself.

The large living room across the front with its big open fireplace and five windows make the interior as attractive and homelike as the exterior. There is plenty of room for comfortable chairs, and a davenport might well be placed before the fireplace. The family socially inclined will appreciate the ample space for card tables. Moreover, a full length basement in this forty foot house offers ample space for a recreation room, a workshop, or a drying room for clothes.

The other rooms are modest in size and well lighted by windows. The kitchen has easy access to the grade rear entrance and to the basement rooms.

Green shingles should be avoided on the roof; the one-story house does not carry this color successfully so close to the ground. A light brown or mingled colors are most appropriate. The general design of this house calls for something of a lawn on the porch side, hence a corner lot or a forty or fifty foot lot is highly desirable.



FIVE ROOMS, 22 X 40 FT.

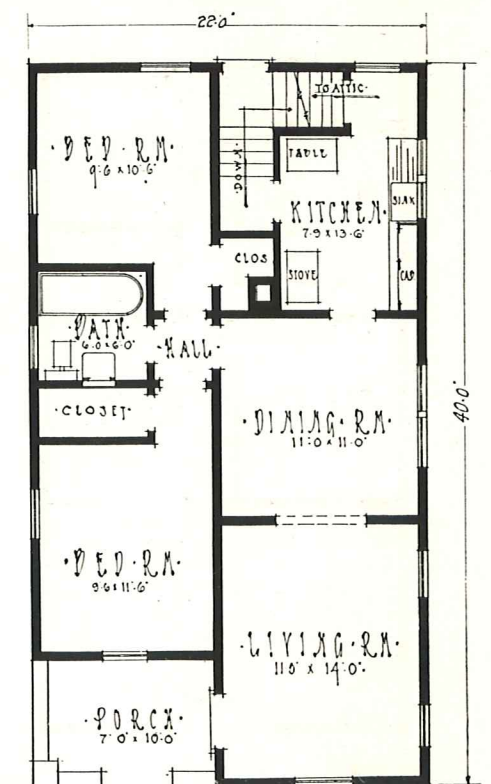
The BRYDEN

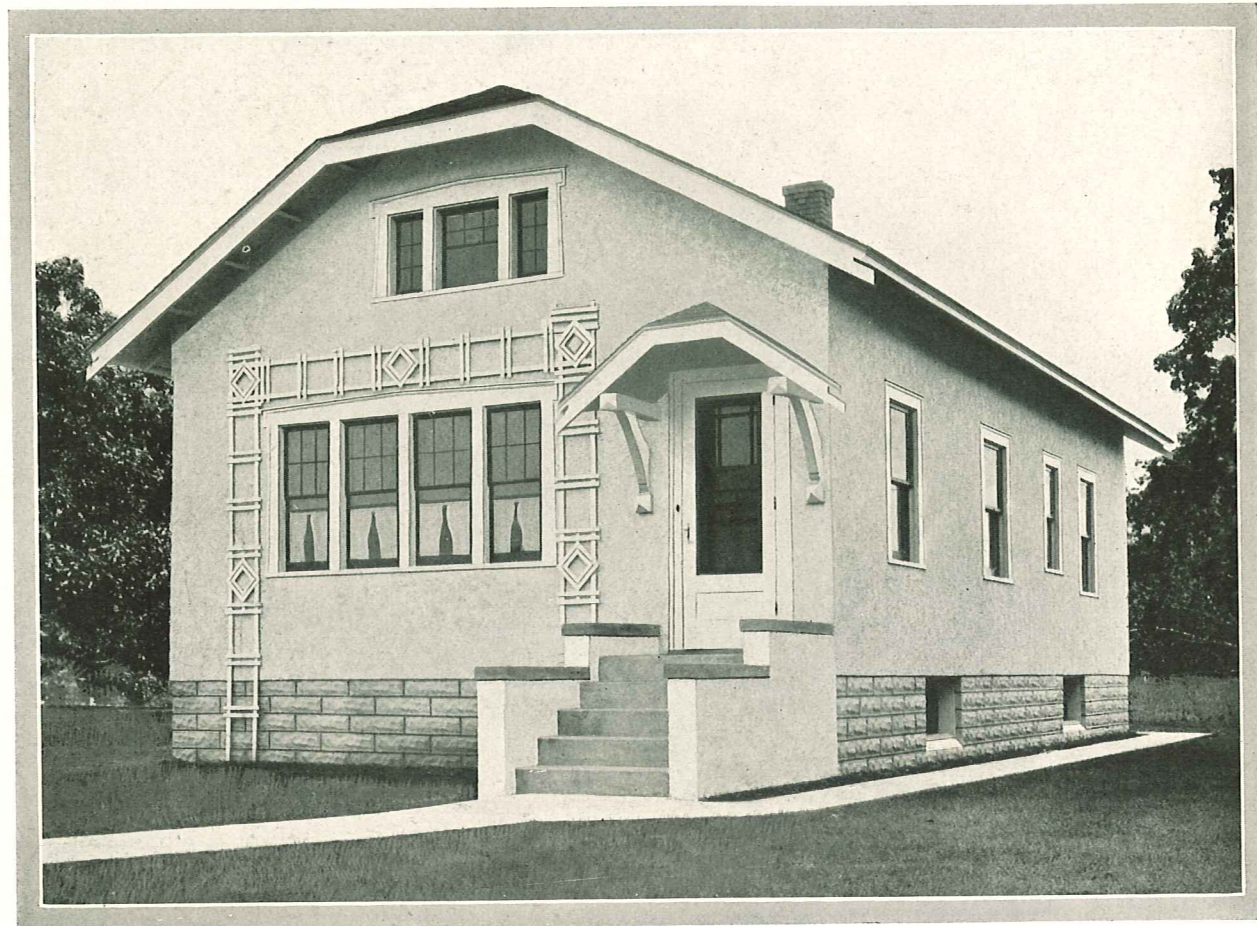
AS you pass by on the highway you will look twice at this trim little house. What gives it that peculiar charm? The trellises and window box? The little decorative figures on the eaves and below the front windows? Or the inviting porch and entryway? Those features all help, of course, but back of it all are the pleasing proportions of the house itself and simplicity of design.

This house might well be finished in stucco, in which case the porch column and outer porch walls should be built of stone. A brick veneer finish would give a different sort of charm, forming a nice contrast between the green shrubbery and the white trellis work, and in winter a contrast with the snow. Since the keynote of the design is simplicity and the roof has no decorative projections, plain asphalt or cedar shingles would be most appropriate.

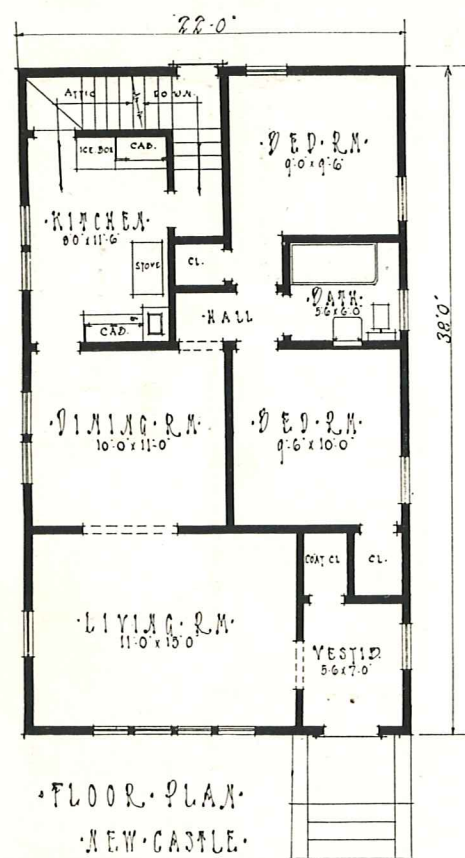
The rear grade door is a handy entrance to both kitchen and basement. A rear porch might be built, although it seems hardly necessary.

As dormers, projections and odd shapes are expensive to build, the simple BRYDEN is most economical. The builder of the BRYDEN can clear off the mortgage in fewer years and have more time to save for his children's education and his own independence, enjoying meanwhile the pride of owning such a home.

FLOOR PLAN
BRYDEN



FIVE ROOMS, 22 X 38 FT.



The NEWCASTLE

THIS bungalow is just about right for the family of two children or less. Four bedrooms are possible here, two on each floor. The couple whose children have grown up and struck out for themselves will have spare rooms when the children come back home for a visit. One room may be used as a den or sewing room overlooking the garden in the backyard.

The young couple with one or two children will find this home ideal. If the children are very young, they can sleep in one room. The upstairs rooms can be left unfinished for a few years, at a saving of interest. A bedroom and a play room on the second floor can be made very comfortable.

Note some of the interior features. The chimney going up through the kitchen makes possible a coal or wood burning kitchen range. Sound deadening insulation is usually desired in bathroom walls. It may be omitted here, or if installed, it will be doubly effective because the bathroom is completely isolated from the dining and living rooms. The fairly large living room, the vestibule, and the coat closet are also desirable.

This bungalow, being simple in shape and roof lines is inexpensive to build, easy to heat, and economical to keep in repair. It will go on a narrow city lot. It should be finished in stucco with perhaps a pebble dash. Shrubbery around the foundation will offset the appearance of height, and will greatly add to the value of the property.



FIVE ROOMS, 22 X 36 FT.

The DAYTON

UNLIKE the Westbrook the Dayton will slip nicely in between two other bungalows. A thirty foot lot gives it plenty of room; in fact its very compactness and substantial appearance call for a small lot. Two adjacent bungalows on thirty foot lots could have a common driveway between them, and perhaps a two car garage.

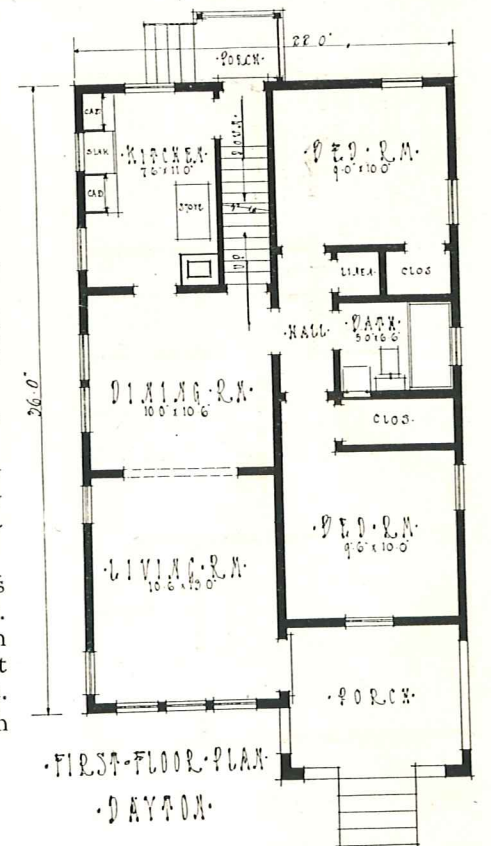
The style of the Dayton is modern American. Heavy markings in the stucco finish should be avoided, as they are characteristic of Spanish and Italian styles. A pebble dash will relieve the plainness. The clipped gables give an air of snugness, the wide overhanging eaves and the inviting charm of the front entryway make a most attractive bungalow.

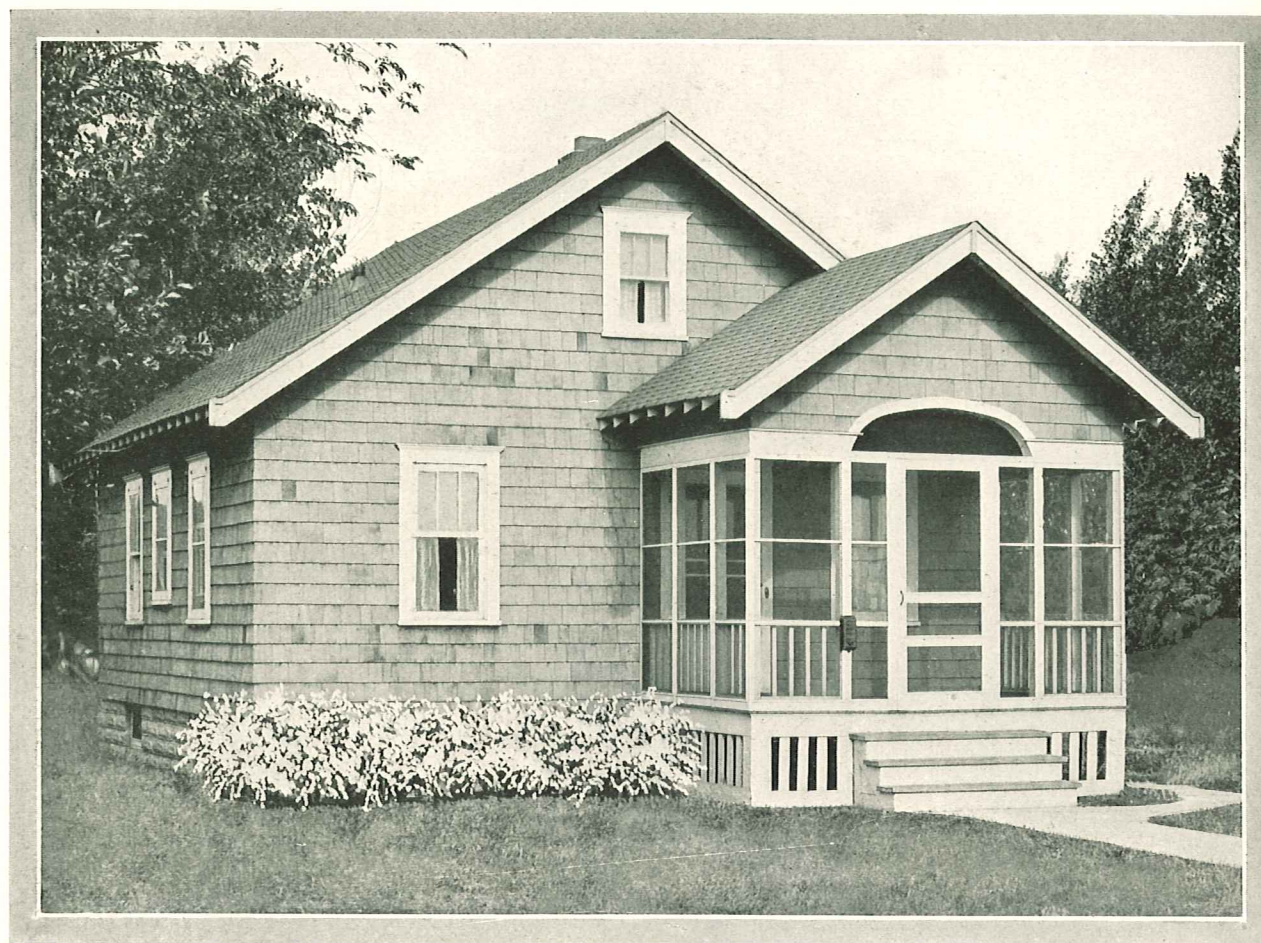
For a color scheme we suggest warm ochre walls, gray trim and a brown roof.

This house for a small lot makes a cozy bungalow for a small family with a small income. Two rooms on the upper floor must necessarily be rather small. The absence of dormers and other irregular projections, however, make the house very economical to build.

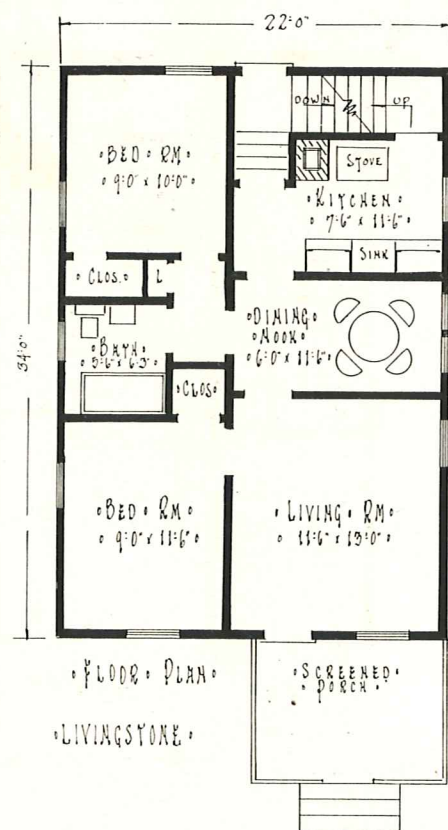
The position of bedrooms and bath on one side of the house secures privacy. The small modern kitchen saves steps and is most convenient. The location of the chimney makes possible a wood or coal stove in the kitchen. The living room is the largest room in the house, as it should be, with ample wall space for bookcases and other furniture.

For comfort, convenience, easy housework, and low cost of both building and upkeep, this bungalow is ideal.





FOUR ROOMS AND DINING NOOK, 22 X 34 FT.



The LIVINGSTONE

THE demands of the family with a very limited capital may be taken care of in this very attractive little home. It will be found admirable for the modest builder, for it is a neat and compact building and contains nothing that will create undue expense, except perhaps the front screened porch. It is a cozy little place, a favorite type among builders of small homes and is ideal for a young couple.

It contains a living room, two bedrooms and kitchen. The dining nook, like the Lancaster design, is used in lieu of the dining room to save space.

The kitchen is surely just as convenient as any, though small. There are good closets and most conveniences are provided that help to make a comfortable home. The screened porch is a feature that will appeal to many.



FIVE ROOMS, 22 X 34 FT.

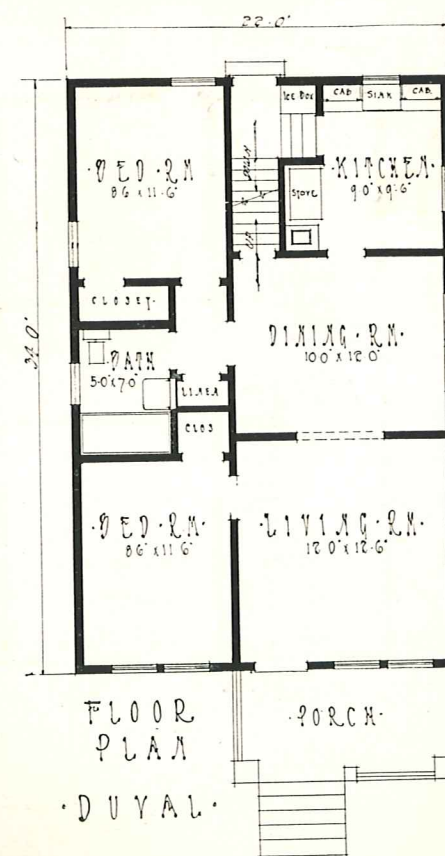
The DUVAL

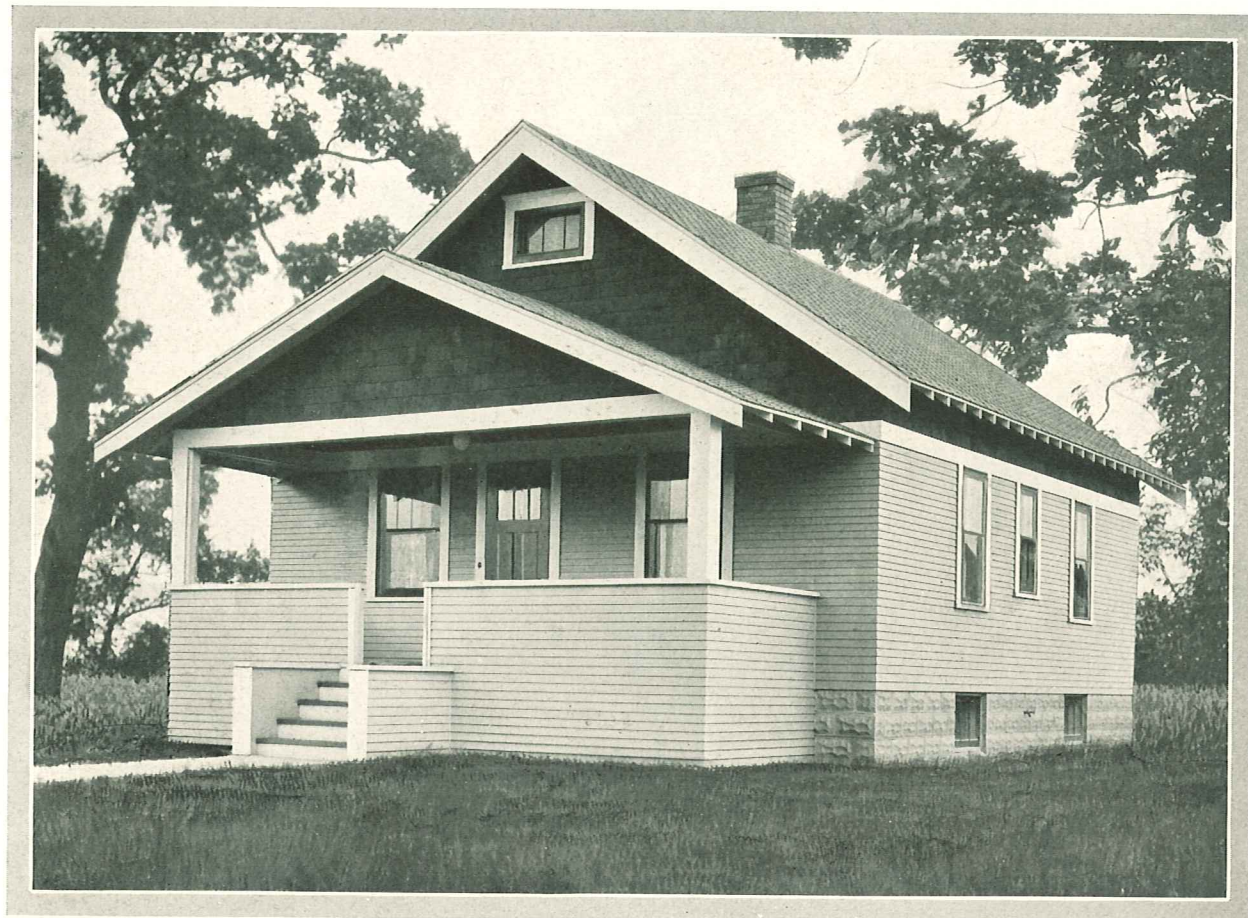
SMALL, compact, simple in design and with a simple hip roof, this bungalow is most economical to build; yet it does have one extravagance, a front porch. Many home builders prefer to economize elsewhere than to give up that great American institution often called "the out-door living room." The brick columns on the porch corners give a touch of color and add much to the attractiveness of the exterior.

The rooms are conveniently arranged with easy access to one another. In the kitchen we have a chimney and a recess for the stove. The platform next the rear entrance is an ideal position for the refrigerator; the ice chamber can be filled from the outside. At grade level the rear entrance communicates directly with the basement. Note how fully the space around the bathroom is utilized.

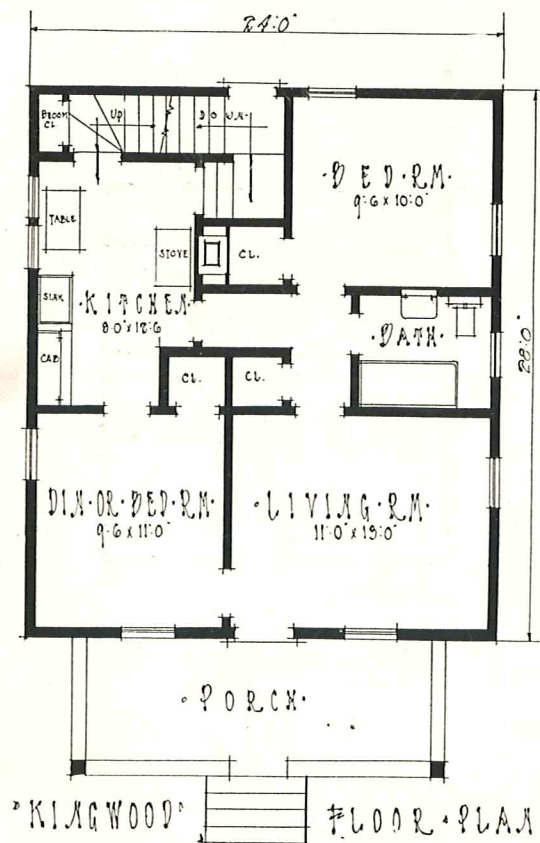
There is room in the basement for heating plant, coal bin, laundry and a workshop or recreation room. The latter room nicely finished and floored with wood can be just as comfortable and attractive as any room in the house.

This house will fit a small city lot. Its homelike appearance, low cost of construction and other features explain its popularity.





FOUR ROOMS, 24 X 28 FT.



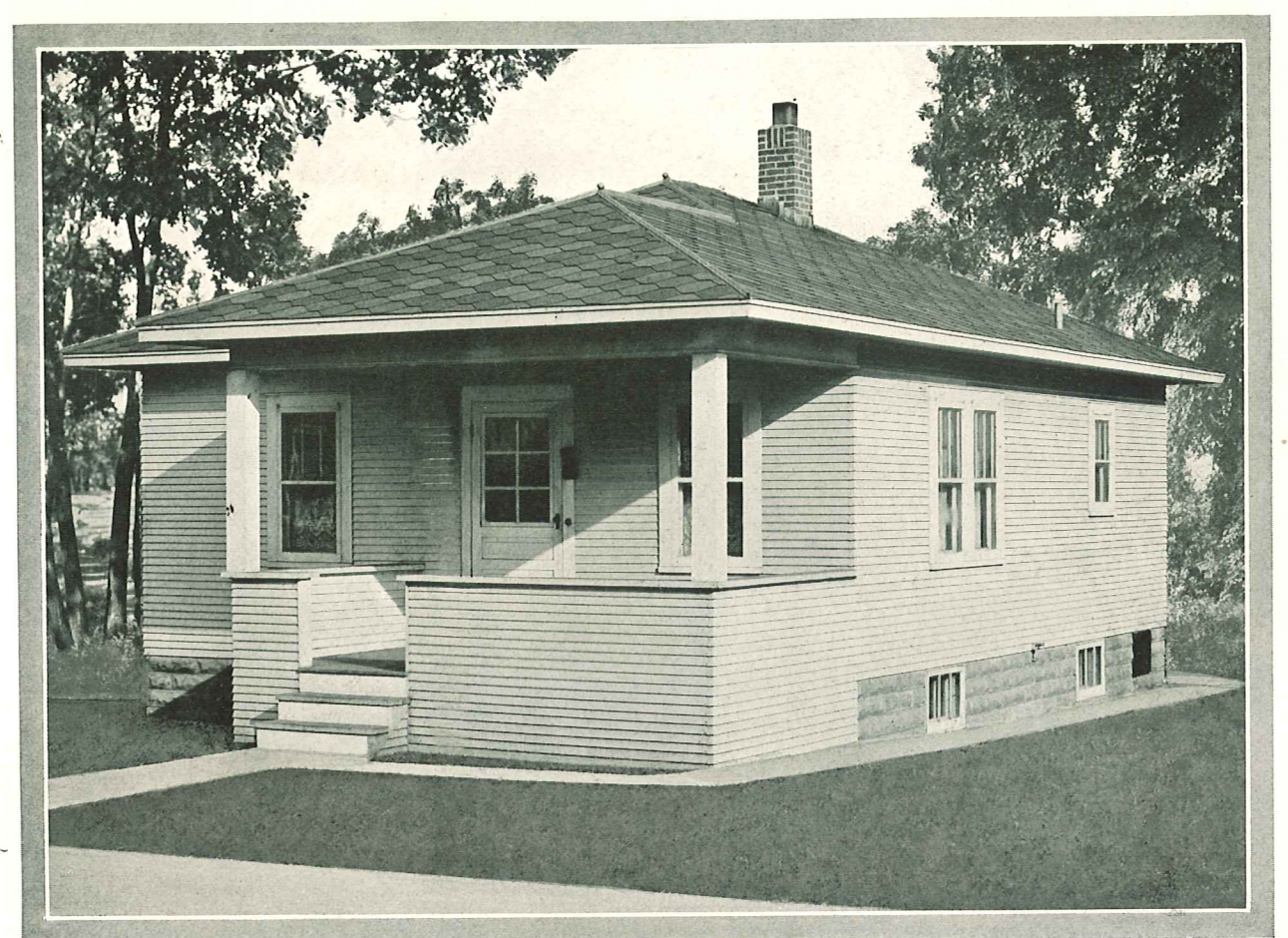
The KINGWOOD

HERE is a low cost bungalow for the narrow city lot. Like others of this general size, it will go nicely on a short lot. Or, with a lot of usual length it leaves ample room for flower and vegetable growing. Where this type of building is desired, the KINGWOOD will make a very good investment.

The front porch is a most desirable feature. Vines trellised all the way up the sides will give it summer shade and a measure of privacy. Shrubbery or vines are needed to dress up the front.

The dining room which can be used as a bedroom makes the plan flexible to suit varying conditions. Two additional rooms may be added on the second floor, and of course the basement will accommodate both laundry and workshop. The house has plenty of closets and a broom cabinet handy to both stairs and kitchen.

Simplicity of design is the keynote of this modest cottage, and its coziness is at once apparent.

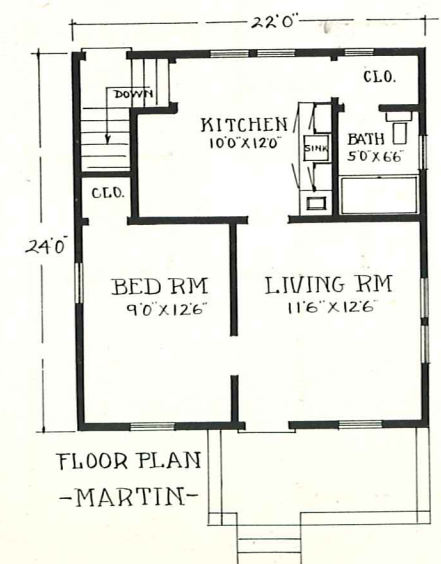


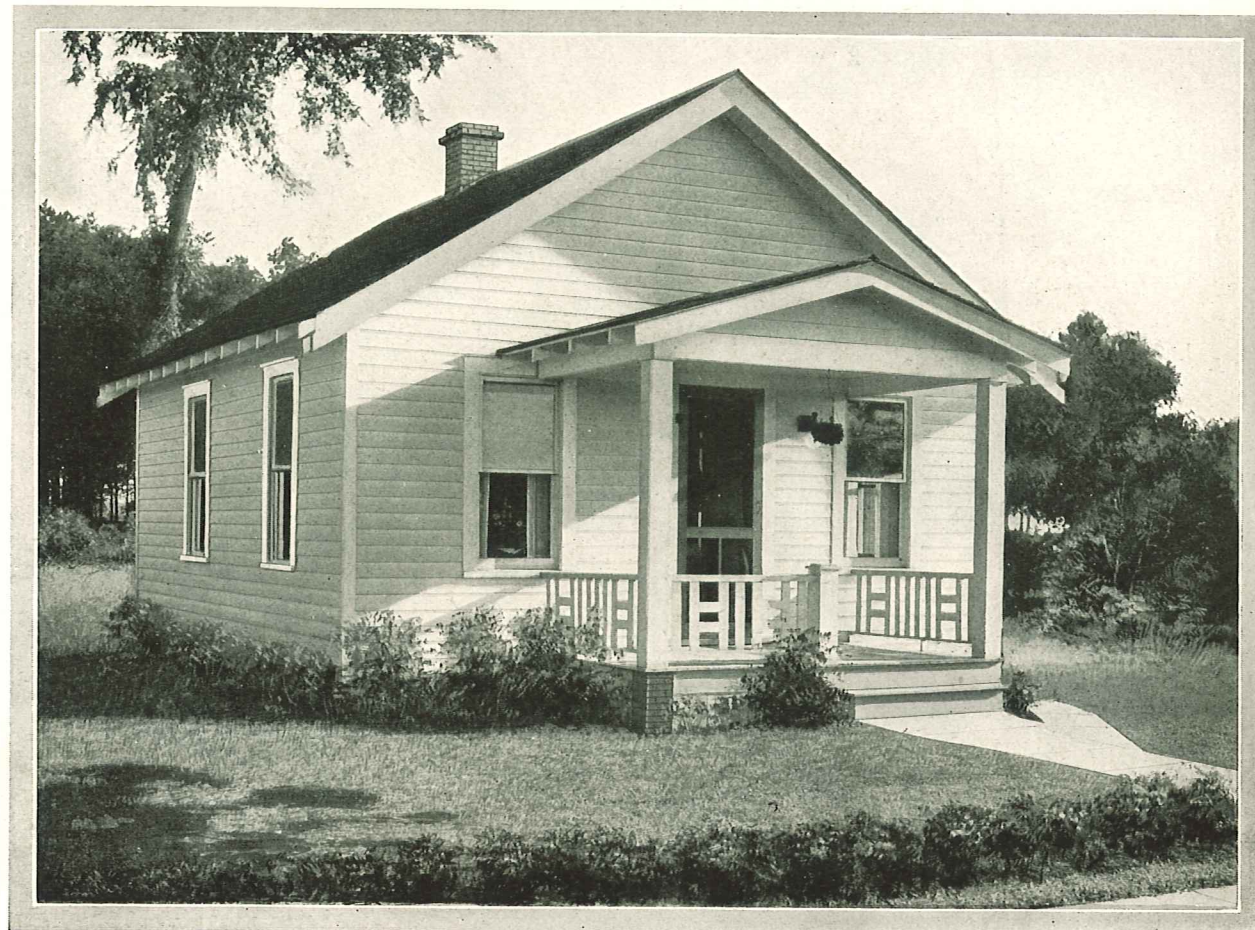
THREE ROOMS, 22 X 24 FT.

The MARTIN

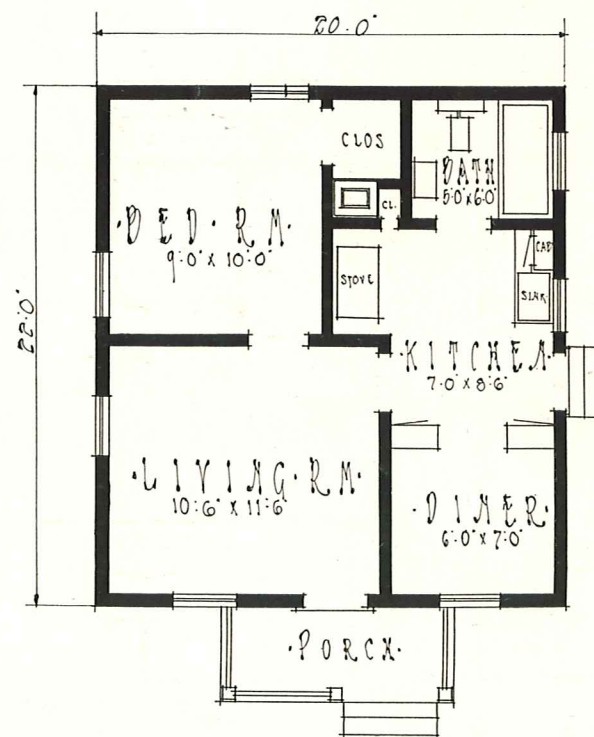
THOUSANDS of people—yes millions of people live in three room apartments. If they only knew of the joys of living in their own homes, they would never go back to an apartment, for in your own home, you do at least have privacy. The investment in a home of this type isn't very great and interest charges and amortization of the loan wouldn't be a burden.

As is usual in three-room bungalows, the living room is often used as the dining room; but in the Martin there is sufficient room so that many meals can very comfortably be served in a corner of the kitchen. There can be included just as many modern conveniences as will be found in more pretentious homes—and if so furnished can never be called a "cheap" place, and will surely prove admirable for a young couple with modest means.





THREE ROOMS AND DINETTE, 20 X 22 FT.



The MONTROSE

THIS plan of a small house has followed our apartment house layouts by including a kitchenette and diner; it stands out as an example of what can be done for very little cash outlay, still providing comfortable living accommodations. With the plumbing concentrated, the cost is reduced considerably. This house would not require a basement. We would recommend a solid masonry foundation, as it will keep house warmer and avoid freezing.

This design is the smallest in our book of plans; but, it is large enough for a couple to live in very comfortably. A well kept lawn and shrubbery correctly planted will go a long way toward making the Montrose look as well as many bungalows of larger size.



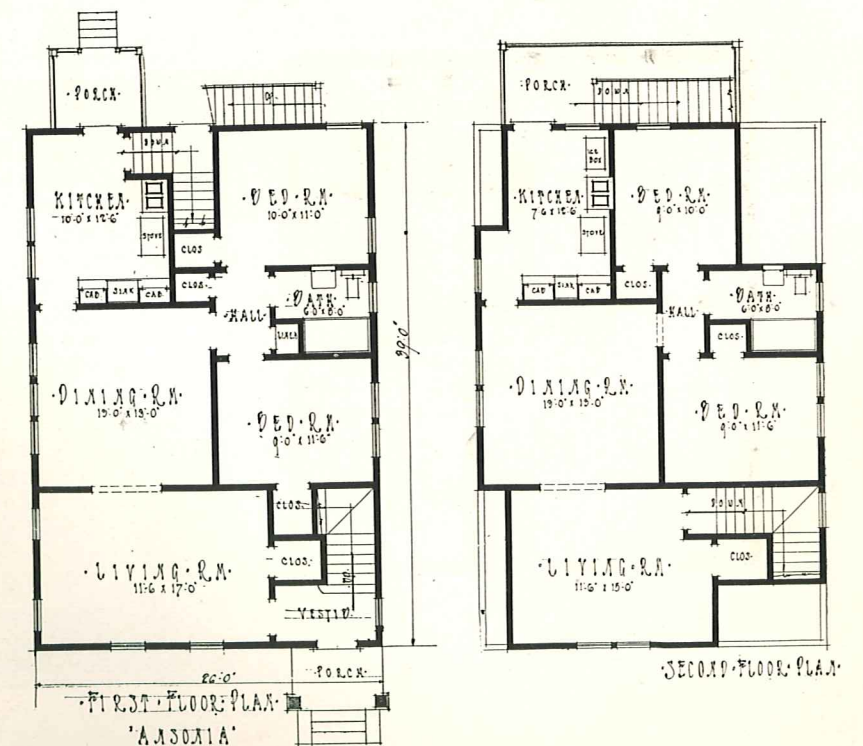
INCOME BUNGALOW, TEN ROOMS 26 X 39 FT.

The ANSONIA

A HOME with one part set aside for the use of another family gives the owner an income and thus reduces his living expenses. The two family flat has long been used for this purpose; it is only recently that the "income bungalow" has appeared.

The Ansonia is a good example of this latter type. The exterior has pleasing lines, the wide siding painted white with gray green shutters adds to the appearance.

The entrance is through a vestibule in common for both families. The living room and dining room are large and roomy, with good sized windows. The bed rooms, with bath in between make an ideal arrangement. The chimney is carried up through the kitchen. At the rear is a stairway leading to the upper apartment. Each family has a rear porch. The basement has a door at grade level.



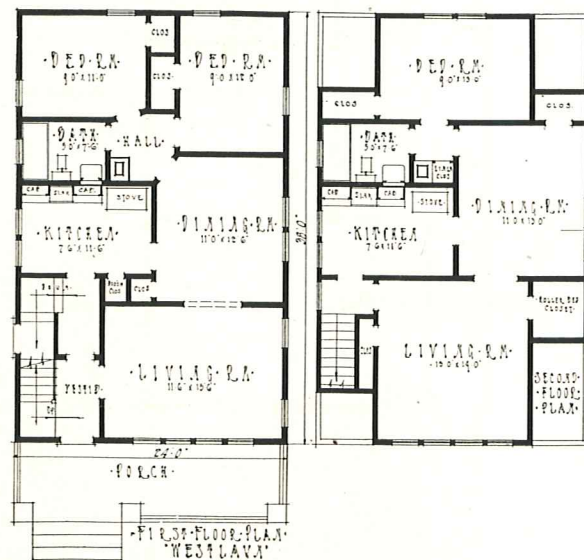


INCOME BUNGALOW, 24 X 38 FT.

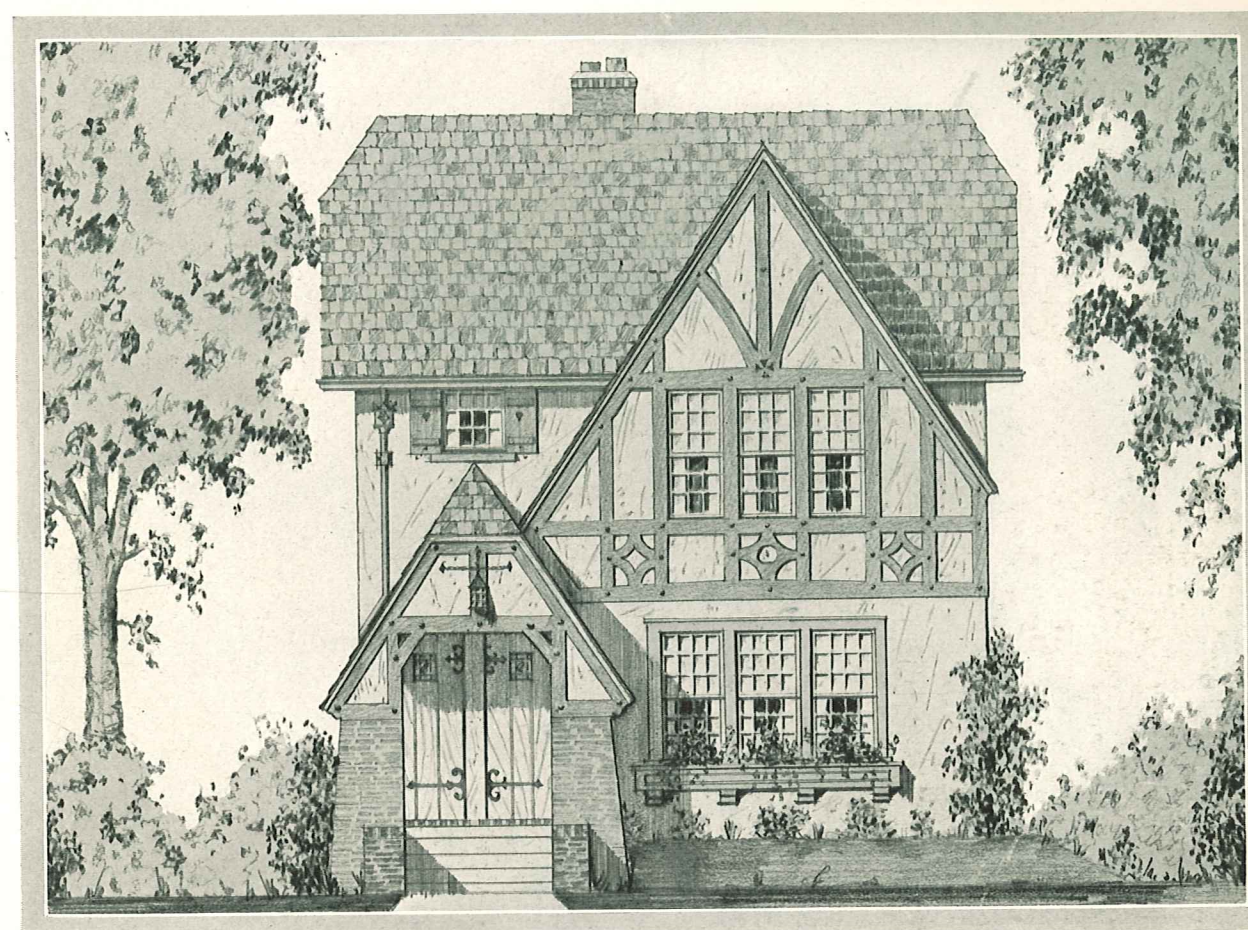
The WESTLAWN

THE income bungalow is becoming very popular, as rent from the upper floor carries a good part of the financial burden. Two parts of the same family will find both privacy and economy in this kind of a home. The bungalow style exterior gives no suggestion of a two apartment home. Both families use the same front and side entries.

The bedrooms and bath in the rear are well lighted and easily ventilated. The kitchen, centrally located is handy to the entire floor, and has easy access to side door and basement. The small illustration of the WESTBY shows a similar house, floor plan reversed and with a different exterior. Either house is a safe investment and a salable proposition, particularly in cities where lots are expensive.



WESTBY

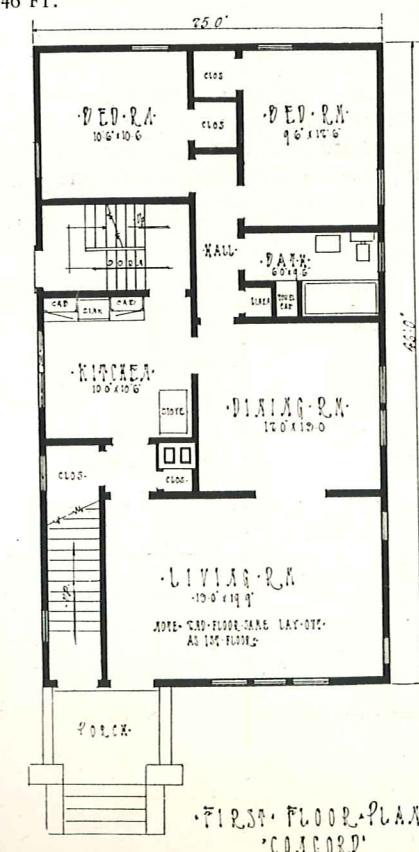


DUPLEX, TEN ROOMS, 25 X 46 FT.

The CONCORD

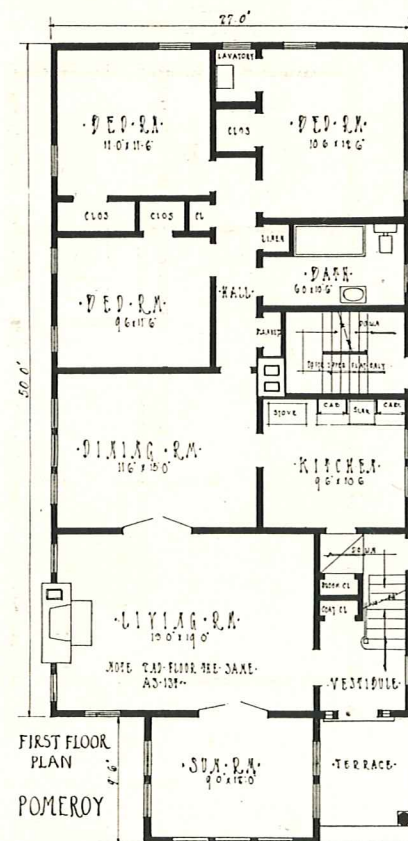
WHEN you look at this illustration you cannot but help liking this exterior, for it appeals to you at once. It has that something of distinction in design, unexplainable by the layman. The details of English style have been used to good advantage. The timbered walls and stucco finish are well in keeping with the details.

The interior has five rooms on each floor, the arrangement of which are clearly followed on the plan. The front entrance shows separate doorways; if desired, one door could be used, providing a partition be carried on first floor across end of living room. This would give a mutual vestibule, with hall on first floor leading to the kitchen. The door from kitchen, direct to front part of house is a convenient feature of this plan.





TWELVE ROOMS AND SUN ROOM, 27 X 50 FT.



The POMEROY

WE have selected this plan of a two family building for its dignity and refinement. Frame construction for such a large building must be dealt with carefully. Note the pleasing Colonial lines of the front elevation, the nice balance preserved by the front porch on one side, and the chimney on the other.

This house should be painted white. A green roof will be most appropriate; the red brick chimneys and the touch of red brick at the porch corner will give just enough color to set off the whole ensemble. No other colors or trimmings will be effective. Evergreen shrubbery, however, is most desirable to maintain color balance in winter.

The interior has three bedrooms, which are as well separated from the rest of the house as if they were on another floor. Young children can retire early and be undisturbed by radio music or entertainment going on in the front rooms. The large dining and living rooms, the comfortable fireplace and the sun room make an ideal home for entertaining. The kitchen is convenient for the serving of refreshments. A vestibule gives privacy, and a coat closet, convenience.

This Colonial duplex, with its beautiful exterior and a well arranged, modern interior will be most attractive to tenants. It will assure a continuous income and be always a good investment.



TEN ROOMS, 25 X 44 FT.

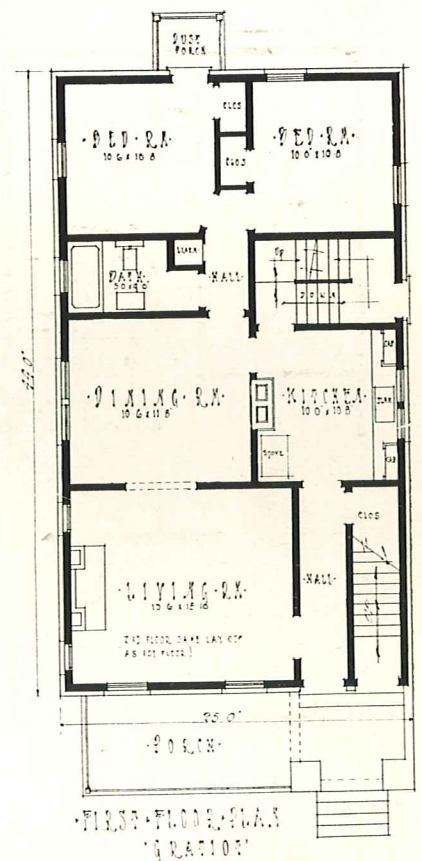
The GRATIOT

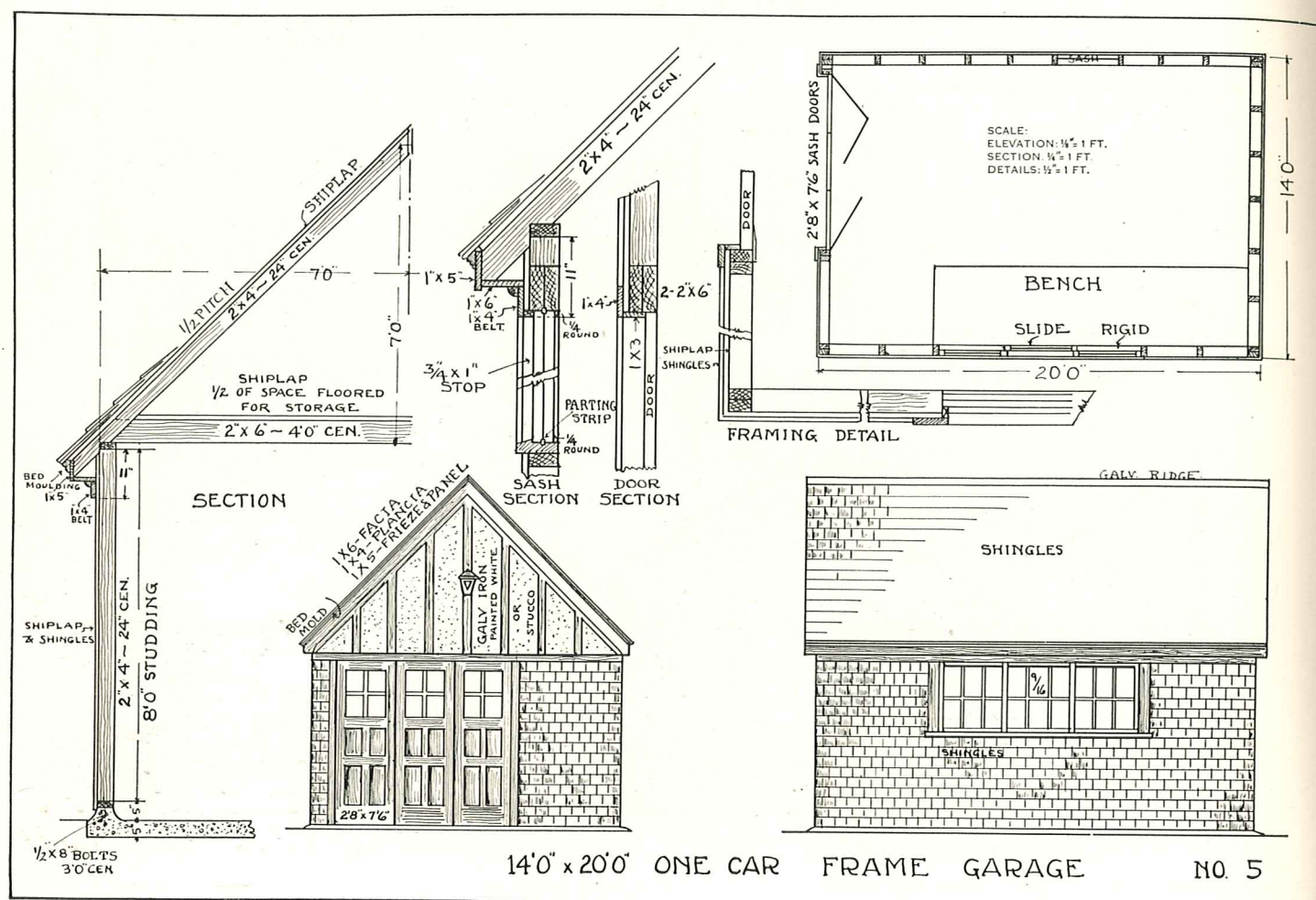
THE duplex costs less to build, less to heat and less to keep in good repair than two separate houses of the same accommodations. Hence the great popularity of the duplex. The owner frequently lives in one part and receives a good income from the other. Except for front porch and terrace the second floor plan is the same as the first.

The interior arrangement is modern in every respect. The central location of the kitchen is most convenient. The bedrooms at the rear are well segregated from the living quarters; all have cross ventilation. The busy housewife will appreciate the dust porch. The large living room with its entertainment possibilities will appeal especially to those who are socially inclined.

Well balanced architectural design, and rugged brick walls with green shutters and white slab trimmings give the GRATIOT an air of distinction. These features should be matched by such refinements as high quality flooring and millwork, tasteful decoration, a kitchen cabinet, plenty of baseboard plugs, and other modern conveniences. With no bedroom for a maid, the housework should be reduced to a minimum.

To attract and hold tenants the house must have a thoroughly modern interior as well as a pleasing exterior.

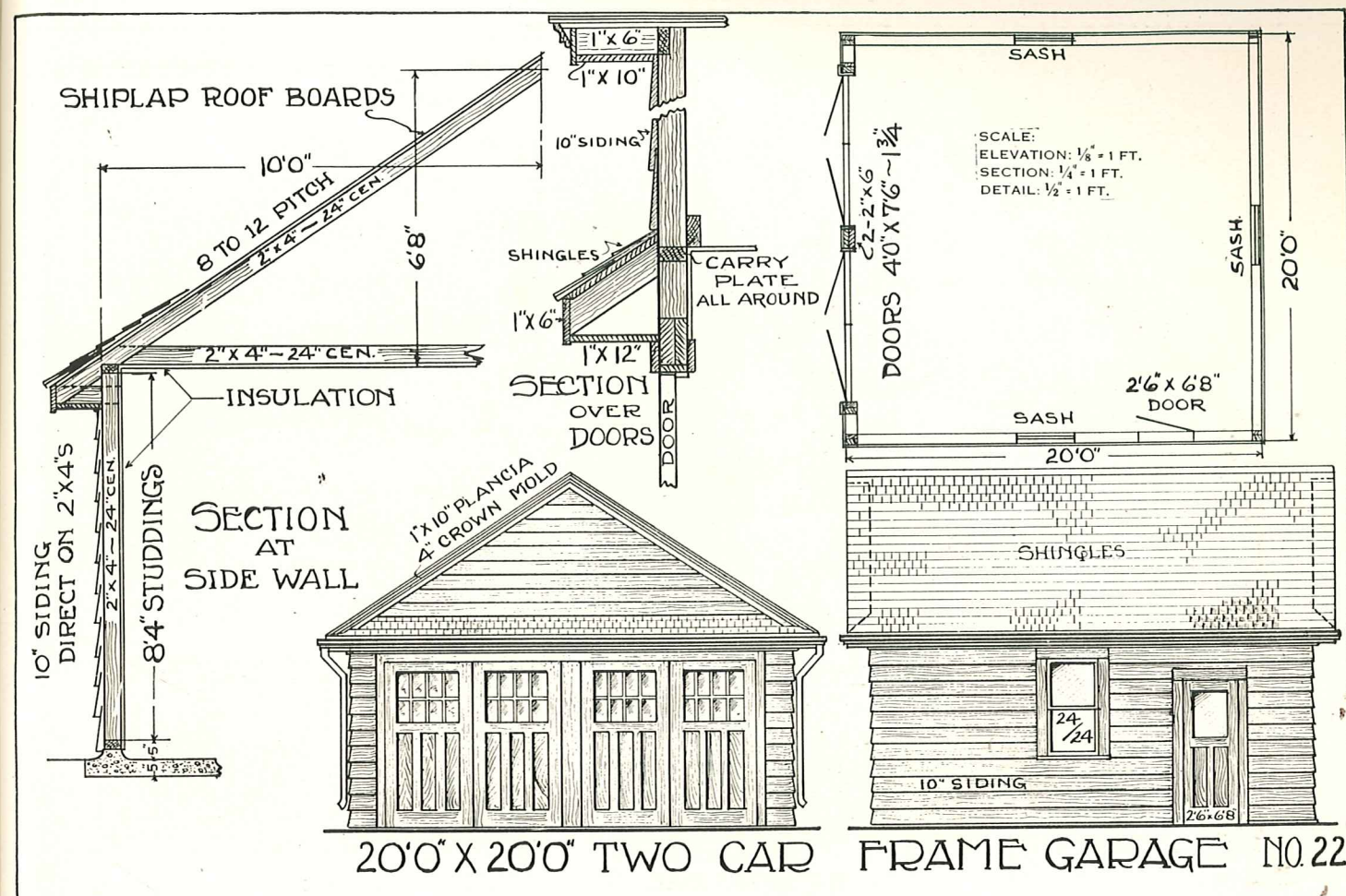




A Work Bench in No. 5

EVERY man likes to have a work bench where he can make small household and car repairs; Garage 5, fourteen feet wide, has room enough. It has also more room for storage of lawn and garden tools and car accessories. Oil cans under the bench and a tool cabinet on the wall above would be out of the way. Even a sink might be placed in the corner. Half the space above the car could be floored for winter storage of screens, lawn mower, garden hose, etc.

For additional suggestions, ask for a copy of our "Book of Garages" containing plans and illustrations of 39 modern and up-to-date garages.



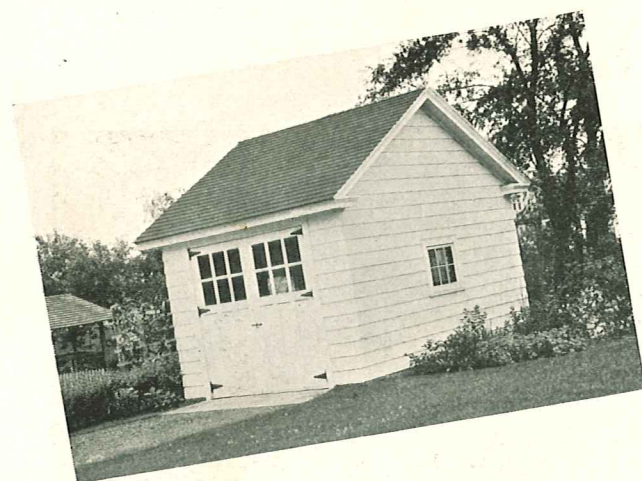
For a Colonial House

THE garage pictured here has wide clapboarding and a light brown roof to match the Colonial house. The siding is nailed directly to the studding and the interior is lined with insulating board which adds rigidity and strength to the building. The return cornice above the doors and at the rear gable gives a finished appearance as in garage.

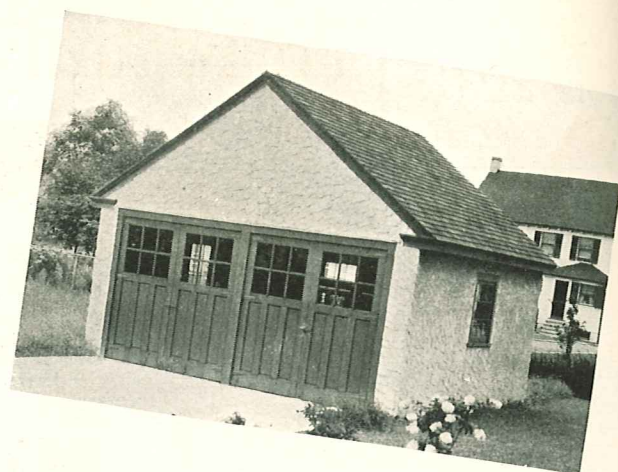
For additional suggestions, ask to see a copy of our "Book of Garages," containing plans and illustrations of 39 modern and up-to-date garages.



Photographic Illustration of Garage No. 22 above



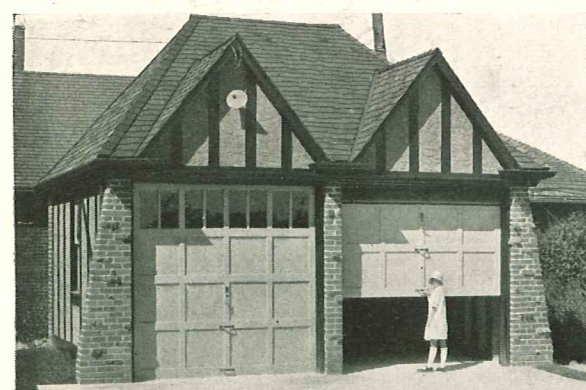
No. 36
A frame garage 12x18 finished with wide siding. Very suitable for a Colonial House. For a two car garage like this see Garage No. 37 on page 12 of our "Book of Garages."



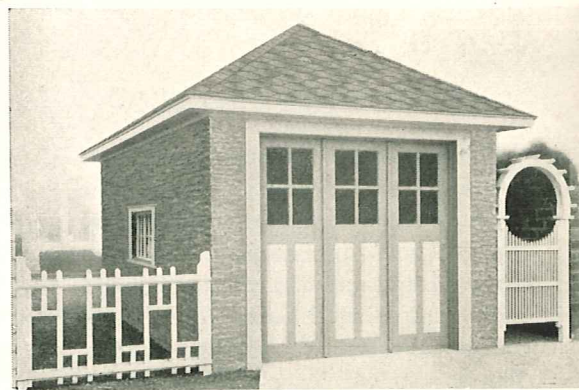
No. 33
Size 20'x20' similar to our Design No. 12 in our "Book of Garages," but finished in stucco instead of frame.



No. 38
A frame garage 12x18 finished with shingles. Similar to No. 2 in our "Book of Garages," but shingles instead of siding. Entrance door on left.



No. 31—Size 20x20
This garage has stucco paneled walls, with solid brick corners. The doors are overhead style; other patterns could be used if desired.



No. 39—Size 12x20
A stucco garage with composition shingled roof.

We shall be glad to show you a copy of our "Book of Garages." It illustrates 39 garages in frame, brick, stucco and hollow tile. If you are building a garage, there will be many helpful ideas in it for you.

To Beautify the Grounds

YOU build a home that better suits your taste, your purse, and your family needs than any house you could buy. You move in. You begin to see possibilities for beautifying the grounds.

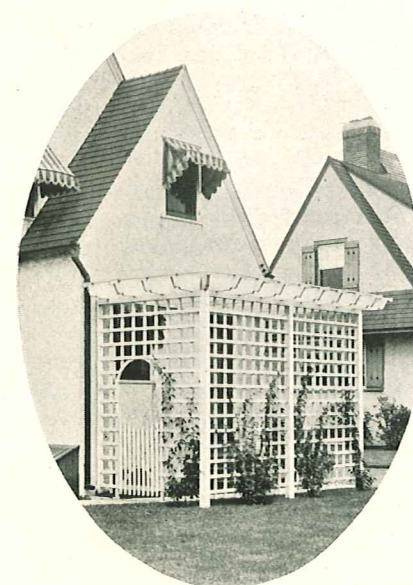
After all, you realize the house occupies only about half or a third of the ground area, and the rest is the setting for the house. The place looks rather bare, nothing but a lawn and a tree or two. Yet there's plenty of space for growing things, some shrubbery next the house, vines, roses, a window box, an ornamental tree, space, too, for growing boys and girls.

Over the garden path you'll have a vine covered pergola or will it be a trellised rose arch? Around the tree a seat where the busy gardener can rest and survey her work. As for clothes posts, since you must have them, they might as well be of beautiful design that will add rather than detract from the back yard appearance.

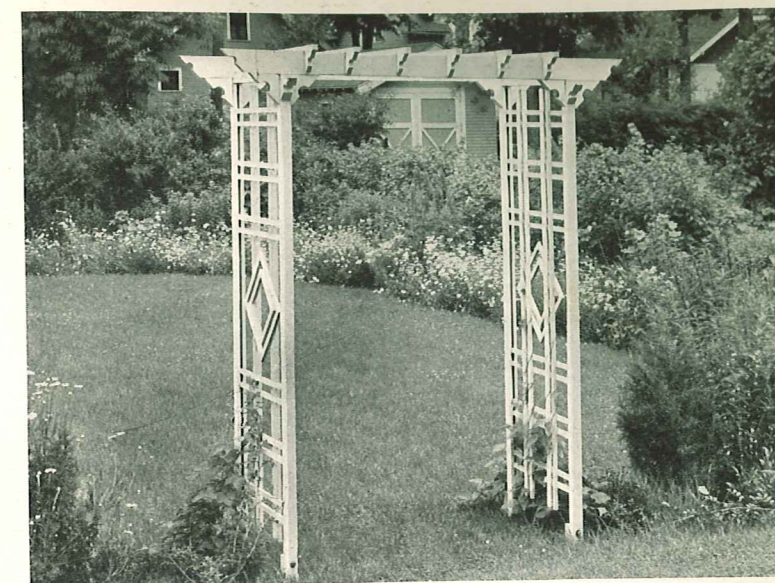
A lawn settee will prove a delightful place to sit in summer time, and plain simple porch furniture suggests a sociable summer afternoon with iced lemonade or tea in tinkling glasses and trellised porch vines all a-bloom.

The Neighborly Fence

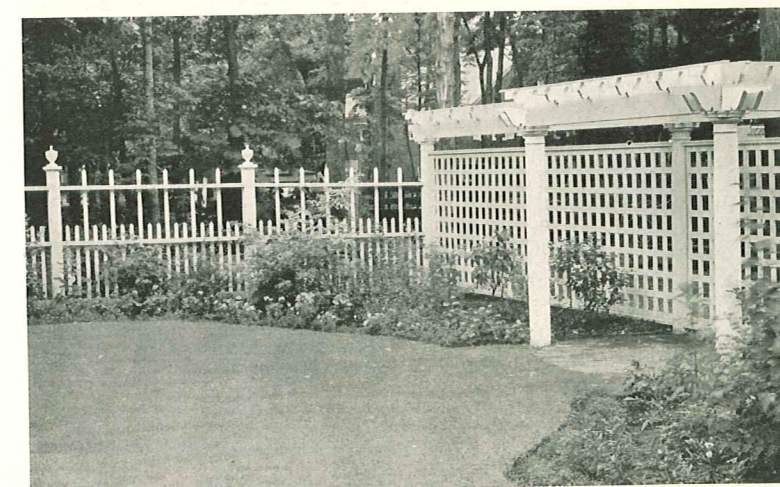
"How can a gardener and lover of flowers hope to get anywhere with a bulldog named Spike next door?" queried a man of gentle artistic nature.



An Inviting Rear Entrance



A Place for Climbing Roses



A Fence for Backyard Privacy

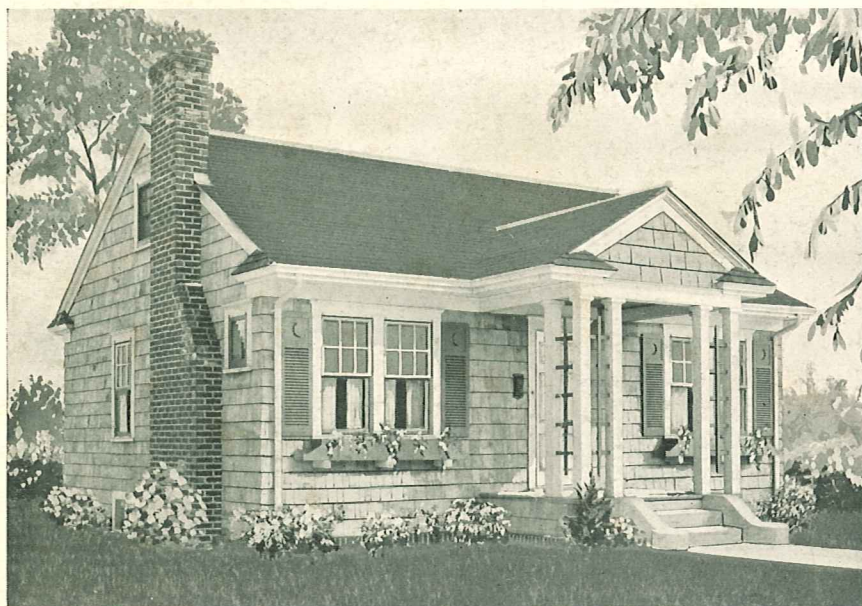
To which his neighbor a fond dad countered, "Well, how can a boy grow up in the right and normal way without a dog?" They answered both questions, each with a fence surrounding his yard. Not just a plain ordinary utility fence that would keep their backyards apart, but a thing of beauty that brought the two men together in friendship.

For the gardener it kept out all the dogs of the neighborhood, and it formed a white contrast with his vari-colored blooms. In the other yard it kept boy, dog and young friends at play safely fenced from traffic.

* * * *

The owned home is the greatest of all mediums for self expression. Man and wife are free to add improvements, to decorate the interior, and to beautify the grounds according to their own desires and tastes. As years roll by their home becomes an ever more complete expression of themselves, and their home ties grow deeper and stronger. We will be glad to offer further suggestions for lawn and garden millwork.

How Much to Pay for a Home



Without sacrificing anything in the way of sound construction or architectural beauty you may be able to save one or two thousand dollars in the cost of your home by omitting the least necessary features.

MILLIONS of American families are enjoying all the benefits of home ownership while easily paying off the mortgage. Thousands are doomed to lose their homes and savings for building too expensively, while other thousands go on grinding out joyless lives trying to pay off mortgages that are far too heavy. On the other hand we shall never know how many millions are missing all the joys of home ownership, not realizing they could afford to build.

Good authorities on home financing recommend that a man pay between $1\frac{2}{3}$ and $2\frac{1}{2}$ times the amount of his annual income for house and lot. That is, the \$1800 man should pay between \$3000 and \$4500 for his home, whereas the \$3000 man can afford between \$5000 and \$7500. The man of large family needs more of his income for clothing, food, etc., and should stay near the lower limits, whereas the man with only a wife to support might well pay the upper limit.

It is usually advisable to pay down at least one-fifth of the total cost of house and lot. As the lot itself should be worth about one-fifth of the total cost, one can afford to build about as soon as his lot is paid for. The larger the down payment, the better.

Another Way to Figure

The usual way to pay off the mortgage loans is to pay off about 1% of the original loan per month for that purpose. On a debt of \$4000, the family should set aside at least \$40 per month for principal and interest until the loans are cleared. If the mortgages amount to \$6500, the family should save at least \$65 per month to amortize them.

Suppose a family has proved its ability to save \$20 per month, winter and summer, while paying \$55 per month

rent. They could then afford to pay not more than \$75 per month toward home ownership. Roughly two-thirds of this sum, or \$50 per month, should be allowed for mortgage payments; that would allow for a \$5000 loan.

The remaining third, or \$25 per month should be regularly banked to meet insurance, taxes, special assessments, repairs, painting (once in every four or five years) and other items of upkeep.

Those who pledge too much of their income must often sacrifice many things that make life worth while, vacations, a car, a radio, music lessons or higher education for the children. Some must be sacrificed, of course, for the greater satisfaction of home ownership. Moreover every family will meet with some misfortunes and emergencies.

Build a home if you can. Millions are doing it, but follow these simple rules and build safely within your means.

The above rules for figuring the cost are very general. Our building service department will help you arrive at the right price, to pay for your house.

Where to Economize

Let us first see where *not* to economize. Build a house that is big enough, one that has all the bedrooms your family will need. Build the style of a home you want and add the features you desire most.

Architects plans and working drawings will save you more than they cost and so will insulation. Employ a good reliable contractor even if he charges a little higher than one of doubtful reputation. Also avoid cheap, shoddy materials; demand good sound building materials throughout.

Observing these rules you figure the cost of the house you want to build, with many desirable features. Then if necessary you may be able to save \$500, \$1000 or even more by eliminating the least necessary features.

If you had planned on a bungalow perhaps a two-story house of the same accommodations will do. It will cost much less to build. The sun porch or the fireplace might be omitted to be added later. Non bearing partitions might be omitted from the basement. The attic room might be left unfinished until later.

Shingle or narrow siding might take the place of wide siding, brick or stucco. Plain grades of hardwood floors will be just as serviceable as the more beautiful finer grades. The roofing need not be the everlasting asbestos, slate or tile; let the next generation reshingle. Our building service man can suggest still other economies.

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